

THIS INSTRUMENT WAS PREPARED BY:

Name: Nancy J. Hammer
Address: 47 Perimeter Center E., NE; Suite 650; Atlanta, Ga 30346

STATE OF ALABAMA)

COUNTY OF SHELBY)

D E E D

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Twenty-three Thousand Five Hundred and No/100 Dollars (\$23,500.00)-----
to the undersigned GRANTOR, 2154 TRADING CORPORATION, a Corporation, d/b/a
INVERNESS, (herein "GRANTOR"), in hand paid by K & C BUILDERS, INC.

(herein referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, Block 7, according to the Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad Valorem taxes due and payable October 1, 1986.
2. Said property is subject to those Protective Covenants or Restrictions recorded in Miscellaneous Book 38 Pages 380-394 in the Office of the Judge of Probate of Shelby County, Alabama.
3. Easements, rights of way, and set-back lines of record.
4. Mineral and mining rights not owned by GRANTOR.
5. Any applicable zoning ordinances.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has caused this conveyance to be executed by the respective duly authorized officers thereunto on this 18th day of March, 1986.

STATE OF ALABAMA)
COUNTY OF SHELBY)
1986 MAR 25 PM 1:04
STATE OF GEORGIA)
COUNTY OF DEKALB)

2154 TRADING CORPORATION

James F. McEvoy
Vice President

1. Deed Tax	\$ <u>23.50</u>
2. Mtg. Tax	
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>27.00</u>

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that James F. McEvoy, whose name as Vice President of 2154 Trading Corporation, a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 18th day of March, 1986.

Notary Public, Georgia State at Large
My Commission Expires Dec. 7, 1986

James F. McEvoy
Notary Public

Larry Halcomb