

This instrument was prepared by 34
(Name) Diane Smith
(Address) 717 Creekview Dr., Pelham, AL 35124

FIRST SOUTHERN FEDERAL SAVINGS
BIVERTCHASE BRANCH
P.O. BOX 36577
BIRMINGHAM, AL 35286

This form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF SHELBY

That in consideration of Sixteen Thousand Nine Hundred and no/100 (\$16,900.00) ----- DOLLARS,
to the undersigned grantor, Franklin Properties, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kenco Construction
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby
County, Alabama, to wit:

Lot 19, Block 3, Cedar Cove, Phase III, as recorded in Map Book 10, Page 34 in the
Probate Office of Shelby County, Alabama.

Subject to:

- 1) building setback lines as shown by recorded plat,
- 2) public utility easements as shown by recorded plat,
- 3) restrictions, covenants and conditions as set out in instrument recorded in
Real 91, Page 76 in Probate Office,
- 4) utility right-of-ways

BOOK 133 PAGE 193

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 22nd day of May, 19 87

ATTEST: Rec 2.50
TAX 17.00
Jud. 1.00
20.50

STATE OF ALABAMA
INSTRUMENTS
1987 JUN -11 AM 9:44

By Franklin Dean Smith
President

STATE OF ALABAMA

COUNTY OF SHELBY

I,

hereby certify that Franklin Dean Smith

a Notary Public in and for said County, in said State,

whose name as President of Franklin Properties, Inc. 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 22nd

day of May, 19 87
Notary Public