

This instrument was prepared by

RETURN TO: KAM BUILDERS
102 Hunters Point Circle
Bessemer, Alabama 35023

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-8 Rev. 8-70

CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-NINE THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100's---DOLLARS,
to the undersigned grantor, FRANKLIN-McDONALD COMPANIES, INC. a corporation,
in hand paid by KAM BUILDERS, an Alabama General Partnership

the receipt of which is hereby acknowledged, the said FRANKLIN-McDONALD COMPANIES, INC.

does by these presents, grant, bargain, sell and convey unto the said

KAM BUILDERS, an Alabama General Partnership
the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Lot 58, according to the survey of Heatherwood, Fourth Sector, First Addition, as recorded
in Map Book 11, Pages 32 and 33, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Building setback line of 40 feet reserved from Masters Lane as shown by plat.

Public utility easements as shown by recorded plat, including a 5 foot easement on the
Northwest side, a 7.5 foot easement on the Southwesterly side, and an 18 foot easement
as shown by plat.

Restrictions, covenants, and conditions as set out in instrument recorded in Real 142, Page
51 and amended in Real 146, Page 237 in the Probate Office.

Agreement with Alabama Power Company as to underground cables as recorded in Real 145, Page
715 and covenants pertaining thereto, as recorded in Real 145, Page 707 in the Probate Office.
\$49,500 of the above recited consideration was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said KAM BUILDERS, an Alabama General Partnership
its heirs and assigns forever.

And said FRANKLIN-McDONALD COMPANIES, INC. does for itself, its successors
and assigns, covenant with said KAM BUILDERS, an Alabama General Partnership

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, 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
KAM BUILDERS, an Alabama General Partnership

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said FRANKLIN-McDONALD COMPANIES, INC. by its

President,
has hereto set its signature and seal, this the

, who is authorized to execute this conveyance,
day of SEPTEMBER, 1987.

FRANKLIN-McDONALD COMPANIES, INC.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By William C McDonald
VICE President

STATE OF ALABAMA
COUNTY OF SHELBY

JUDGE OF PROBATE

1. Notary Fee \$
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00

I, THE UNDERSIGNED
said State, hereby certify that
whose name as

President of FRANKLIN-McDONALD COMPANIES, 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 29th day of SEPTEMBER, 1987.

Frances A. Newfield
Notary Public
MY COMMISSION EXPIRES JULY 21, 1990