

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

SEND TAX NOTICE TO:
Charles H. McGregor
418-A Indian Crest Drive
Birmingham, Al 35243

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Twenty Two Thousand Eight Hundred Fifty and 00/100 DOLLARS,
to the undersigned grantor, Don Kirby Construction, 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

Charles H. McGregor
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section
21, Township 19 South, Range 2 West, and from the East line thereof, turn Northwesterly
46 deg. 08 min. and run Northwesterly 17.39 feet to the point of beginning; thence
continuing along last described course, 610.74 feet to a point on the Southeasterly
right of way of Indian Crest Road; thence right 89 deg. 49 min. and run Northeasterly
along said right of way 105.15 feet to the point of curve of a curve to the right,
having a radius of 1,146.24 feet and a central angle of 9 deg. 24 min; thence Northeasterly
along the arc of said curve 188.05 feet to the point of tangent; thence right 106
deg. 54 min. 22 sec. from the tangent of said curve and run Southeasterly 664.13
feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions, mineral and mining rights and
rights of way of record.

\$235,000.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

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 9th day of June, 19 88

ATTEST:

1. Land Tax \$ 88.00

2. Mig. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 91.50

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

88 JUN 14 AM 10:19

Don Kirby Construction, Inc.

By

Don Kirby

President

STATE OF

Alabama

COUNTY OF

Jefferson

I,

the undersigned

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

hereby certify that

Don Kirby

whose name as President of Don Kirby Construction, 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

9th day of

June

.19 88

Notary Public