

329  
This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:  
(Name) Daniel M. Spittler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Keystone Homes, Inc.  
(Address)

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$13,500.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**ROGER DALE MASSEY, a married man**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**KEYSTONE HOMES, INC.**

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

Lot 2, according to the Map and Survey of Olde Towne Forest, Second Addition, as shown in Map Book 12 page 85 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Building setback line of 30 feet reserved from Olde Towne Circle as shown by plat.  
Public utility easements as shown by recorded plat, including a 10 foot on the rear of lot.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 134 page 209 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 224 page 581 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

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

89 MAR -6 AM 8:41

Thomas W. Swanson, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$13.50  
2. Mtg Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 17.00

BOOK 228 PAGE 963

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st  
day of March, 19 89

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Roger Dale Massey (Seal)  
Roger Dale Massey

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

**SHELBY**

**County**

**General Acknowledgment**

I, the undersigned  
in said State, hereby certify that **Roger Dale Massey, a married man**

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st

day of March, 19 89

1/25/90

My Commission Expires:

[Signature]  
Notary Public