

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern
(205) 833-1371

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

866

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 7, according to the Survey of Olde Towne Forest, Second Addition, as recorded 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 East and a 5 foot on the Northerly side 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.

Right of Way granted to Alabama Power Company and South Central Bell by instrument recorded in Deed Book 224 page 581 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

1. Deed Tax \$ 13.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 18.00

This property does not constitute the homestead of the Grantor herein.

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 7th day of June 1989

I CERTIFY THIS
INSTRUMENT WAS

(Seal)

Roger Dale Massey (Seal)
Roger Dale Massey

(Seal)

89 JUN 13 AM 10:54

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

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 7th day of June 1989

1/25/90

My Commission Expires:

Notary Public