

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

SEND TAX NOTICE TO:

Frank D. Kirkwood

5931 Cahaba Valley Road
B'ham, AL 35243

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson

That in consideration of Forty-Three Thousand Five Hundred and no/100 DOLLARS,

to the undersigned grantor, Twin Oaks Development Corporation 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
Frank D. Kirkwood

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

Lot 10, according to the Survey of Indian Highlands Estates as recorded
in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

7K Purchaser acknowledges receipt of Geotechnical and Geological Engineering
Evaluation of ATEC Associates, Inc., dated November 3, 1989

\$ 39,000.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

1. Used Tax	\$ <u>4.50</u>
2. Mkr Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>11.00</u>

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 14th day of August, 19 89

ATTEST:

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

Secretary

89 AUG 31 AM 10:24

TWIN OAKS DEVELOPMENT CORPORATION

Albert C. Hultquist

President

STATE OF Alabama

COUNTY OF Jefferson
I, the undersigned

JUDGE OF PROBATE

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

hereby certify that Albert C. Hultquist

whose name as President of Twin Oaks Development Corporation, 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 14th day of August, 19 89

Notary Public