

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

249
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND NINE HUNDRED NINETY & 00/100— (\$95,990.00) DOLLARS to the undersigned grantor, Ken Lokey Homes, Inc. a corporation, (herein referred to as the 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 Andrea Barger McMaster, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

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Lot 40, according to the map and survey of Stratford Place, Phase II, Final Plat, as recorded in Map Book 12 Page 91 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$95,132.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK GRANTEES' ADDRESS: 113 Stratshire Lane, Pelham, Alabama 35124

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 encumbrances, 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 Attorney in Fact, Mark Hall, who is authorized to execute this conveyance, hereto set its signature and seal, this the 29th day of August, 1989.

1. Deed Tax \$ 1.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 7.50

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 SEP -5 PM 2:30

Ken Lokey Homes, Inc.

By: Mark Hall
Mark Hall, Attorney in Fact

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY
JUDGE OF PROBATE

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Mark Hall whose name as the Attorney in Fact of Ken Lokey Homes, 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 August, 1989

Notary Public

My Commission Expires March 10, 1991