

This form furnished by:

438
Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Daniel M. Spitler, 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 FIVE HUNDRED AND NO/100 (\$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 3, Block 2, according to a Resurvey of Lots 1 through 4, and 11 through 14, of Block 2, of Alabaster Gardens, as recorded in Map Book 13 page 95 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 30 feet reserved from 2nd Avenue NW and 8th Street NW as shown by plat.

Public utility easements as shown by recorded plat, including 10 feet on West side.

Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 175 page 68 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 181 page 34 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 25 page 135 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.

BOOK 265 PAGE 39

1. Deed Tax -----	\$ <u>1.50</u>
2. Notary Fee -----	\$ _____
3. _____	\$ <u>2.50</u>
4. _____	\$ <u>3.00</u>
5. _____	\$ _____
6. _____	\$ <u>1.00</u>
Total -----	\$ <u>7.00</u>

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 November, 19 89

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

89 NOV -7 AM 9:59

STATE OF ALABAMA PROBATE
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 November, 19 89

1/25/90

My Commission Expires:

Notary Public