

This instrument was prepared by

249

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED & NO/100—
(\$109,900.00) 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 Patricia Ann Phillips, a
single individual (herein referred to as GRANTEE, whether one or more), the
following described real estate, situated in Shelby County, Alabama:

Lot 55, according to the amended map of the Resurvey of the Final Plat,
Stratford Place, Phase III, as recorded in Map Book 14 page 38 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.

\$85,531.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 116 Stratshire Lane, Helena, Alabama 35080

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, Diane Grissom, who
is authorized to execute this conveyance, hereto set its signature and seal, this
the 30th day of May, 1990.

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

90 JUN -4 PM 3:44

Ken Lokey Homes, Inc.
By: Diane Grissom
Diane Grissom, Attorney in fact

1. Deed Tax	\$ 24.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 3.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 31.50

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Diane Grissom 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 30th day of May, 1990

Notary Public