

This form furnished by:

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This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Steve Kendrick dba Kendrick Construction
(Address) PO BOX 9
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand Seven Hundred and no/100ths-----\$20,700.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Ricky Douglas d/b/a Douglas Builders

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Steve Kendrick d/b/a Kendrick Construction Company

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

Lot 58, according to the survey of Kentwood, 1st Addition, as recorded in Map Book 17 page 115 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

Total purchase price was paid by a mortgage closed simultaneously.

Inst # 1994-01354

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED THE PROPERTY DESCRIBED
HEREIN AND MAKES NO GUARANTEE AS TO TITLE.

SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.50

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 1-4-94
day of Janaury, 19 94

(Seal)

Ricky Douglas (Seal)
Ricky Douglas

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

County }

General Acknowledgment

I, the undersigned
in said State, hereby certify that Ricky Douglas, d/b/a

Douglas Builders a Notary Public in and for said County.

whose name(s) is signed to the foregoing conveyance, and who is 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 6th day of January, 19 94

MY COMMISSION EXPIRES FEBRUARY 2, 1995

My Commission Expires:

Donna Schmidt
Notary Public