

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) M & K Homes, Inc.
9606 Highway 19
(Address) Alabaster, AL 35007

This instrument was prepared by

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

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand Five Hundred and no/100ths-----\$20,500.00

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

M & K Homes, Inc.

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

Lot 34, 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, if any, of record.

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

The entire consideration of the purchase price recited above was paid from a
mortgage loan simultaneously herewith.

mx

THE PREPARER OF THIS DOCUMENT HAS-1994-05439
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO THE DATE
SHELBY COUNTY JUSTICE CLERK
001 MCD 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 15th
day of February, 1994

Ricky Douglas d/b/a Douglas Builders

Ricky Douglas
Ricky Douglas

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ricky Douglas d/b/a Douglas Builders
whose name 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 day of February, A. D., 1994

Notary Public.

F. A. P.O. Box 10247

Inst # 1994-05439