

294-1263

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DAN TUCK HOMES, INC.
109 WINDWOOD CIRCLE
MONTEVALLO, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY THOUSAND EIGHT HUNDRED TWENTY FOUR and 72/100 (\$20,824.72) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, RICKY DOUGLAS, A MARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DAN TUCK HOMES, INC., an Alabama Corporation, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 37, 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:

1. Taxes for the tax year beginning October 1, 1993, which constitute a lien, but are not yet due and payable until October 1, 1994.
2. Building setback line of 30 feet reserved from Kentwood Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 feet on the Easterly and Northerly sides of lot.
4. Restrictions, covenants and conditions as set out in instrument (s) recorded in Map Book 17 Page 115 and Instrument #1993-37186 in Probate Office.
5. Agreement for water line easement recorded as Instrument #1992-18725 in Probate Office.

The subject property does not constitute the homestead of the Grantor or the spouse of the Grantor.

The consideration for this purchase was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 noted above; that I (we) have a good

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SHELBY COUNTY JUDGE OF PROBATE

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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RICKY DOUGLAS, A MARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of February, 1994.

Ricky Douglas
RICKY DOUGLAS

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STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RICKY DOUGLAS, A MARRIED MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of February, 1994.

Robert Spald
Notary Public

My commission expires: 7/16/94

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