

STATE OF ALABAMA CORPORATION WARRANTY DEED  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SIXTY THOUSAND TWO HUNDRED SEVENTY EIGHT and No/100 DOLLARS (\$160,278.00) to the undersigned grantor, R. & K. BUILDERS, L.L.C., an Alabama L. L. C., (hereinafter "grantor"), in hand paid by the grantees herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto JARRETT W. ESCHENFELDER AND SHERI E. ESCHENFELDER (hereinafter "grantees"), as joint tenants with right of survivorship, all of its interest in the following described real estate, situated in SHELBY County, Alabama:

Lot 25, according to the survey of Bent River Estates, Phase I, as recorded in Map Book 17 page 135 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$152,250.00 of the purchase price is from a purchase money first mortgage.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation. Mining and mineral rights excepted. 1995 taxes are currently a lien but are not yet due and payable.

To have and to hold unto the said grantees, their heirs and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, JOHN G. REAMER, JR. as President of Reamer Building and Development Corporation, member of R. & K. Builders, L.L.C. and CHARLES G. KESSLER, JR. as President of Kadco, Inc., member of R. & K. Builders, Inc. L.L. C. who are duly authorized to sign the same, have hereunto set their hand and seal this 21st day of December, 1994.

  
R & K Builders, L.L.C.

BY: John G. Reamer, Jr. President of Reamer Building and Development Corporation, member of R & K Builders, L.L.C.

  
R & K Builders, L.L.C.

By: Charles G. Kessler, Jr., President of Kadco, Inc., member of R & K Builders, L.L.C.

STATE OF ALABAMA

I, MARK E. TIPPINS, the undersigned Notary Public, in and for said County in said State, hereby certify that JOHN REAMER, as President of Reamer Building and Development Corporation and member of R & K Builders, L.L.C. and CHARLES G. KESSLER, as President of KADCO, Inc., member R & K Builders, L.L.C., and whose names are signed to the foregoing instrument and who are known to me, being informed of the contents of the conveyance, they executed the same voluntarily for and as the act of R & K BUILDERS, L.L.C. with full authority to do so, on the day the same bears date.

  
Notary Public

My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, Suite 212, Birmingham, AL 35223.

Send tax notice to: J. W. Eschenfelder, 1609 Bent River Circle, Birmingham, AL 35216

Inst # 1995-00044

Inst # 1995-00044

01/03/1995-00044  
10:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JEFFERSON COUNTY