

CORPORATION WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

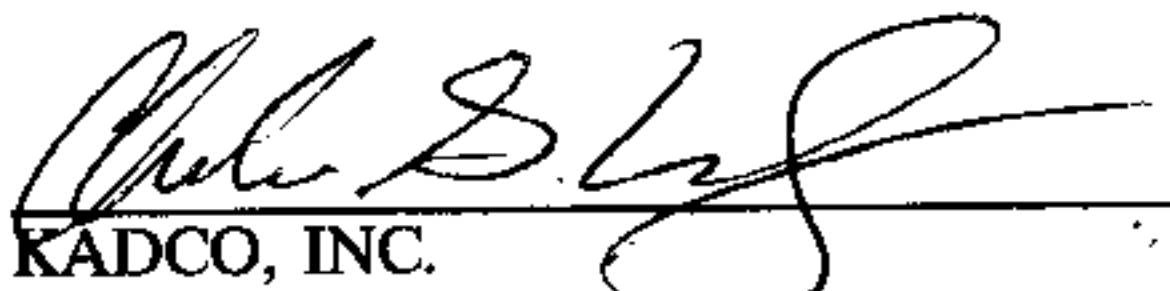
That in consideration of ONE THOUSAND and no/100 DOLLARS (\$1,000.00) to the undersigned grantor, KADCO, INC., an Alabama Corporation, (hereinafter "grantor"), in hand paid by the grantees herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto R & K BUILDERS LLC (hereinafter "grantee"), all of its interest in the following described real estate, situated in SHELBY County, Alabama:

Lot 26, 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.

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 grantee, its heirs and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantee, its heirs 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 grantee, its heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, CHARLES G. KESSLER, JR., President, of said KADCO, INC. who is duly authorized to sign the same, has hereunto set his hand and seal this 21st day of February, 1995.


KADCO, INC.

BY: CHARLES G. KESSLER, JR., PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, MARK E. TIPPINS, the undersigned Notary Public, in and for said County in said State, hereby certify that CHARLES G. KESSLER, JR., President of KADCO, INC., and whose name is signed to the foregoing instrument and who is known to me, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of KADCO, INC. 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.

Inst # 1995-05854

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03/07/1995-05854
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.00