

STATE OF ALABAMA  
JEFFERSON COUNTY

**CORPORATION WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of and ONE and no/100 DOLLARS (\$1.00) 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, L.L.C., an Alabama limited liability company, (hereinafter "grantees"), all of its interest in the following described real estate, situated in SHELBY County, Alabama:


Lot 24, 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.

This deed is for the purpose of clearing title only.

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 transfers & assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are 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 successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, CHARLES G. KESSLER, JR. as president of KADCO, INC. who is duly authorized to sign the same, has hereunto set his hand and seal this 23rd day of MARCH 1995.

  
CHARLES G. KESSLER, JR. president of KADCO, INC.  
Not # 1995-07727  
10:11 AM, CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 49.50

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., 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 the corporation 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 215, Birmingham, AL. 35223.

Send tax notice to: Melanie Lee 24 Bent River Drive Birmingham, Al. 35216.