

CORPORATION WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of :
TWENTY FIVE THOUSAND and no/100's Dollars (\$25,000.00) to the undersigned grantor,
KADCO, INC. (hereinafter "GRANTOR") a corporation, in hand paid by the grantee herein, the
receipt whereof is acknowledged, grantor, a corporation, does grant, bargain, sell and convey
unto **JOHN POSEY** (hereinafter "GRANTEE"), all of its interest in the following described real
estate, situated in **SHELBY County, Alabama**:

Lot 28, 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.

\$20,000.00 of the price above is from a purchase money mortgage executed simultaneously
herewith.

Mineral and mining rights are not warranted. Subject to any and all other matters of public record
including but not limited to any and all restrictions and covenants of record.

To have and to hold unto the said grantee, his heirs and assigns, forever. And grantor does, for
itself and for it's successors and assigns covenant with said grantee, his heirs 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 successors and assigns shall warrant and defend the same to the said grantee,
his heirs and assigns forever against the lawful claims of all persons.

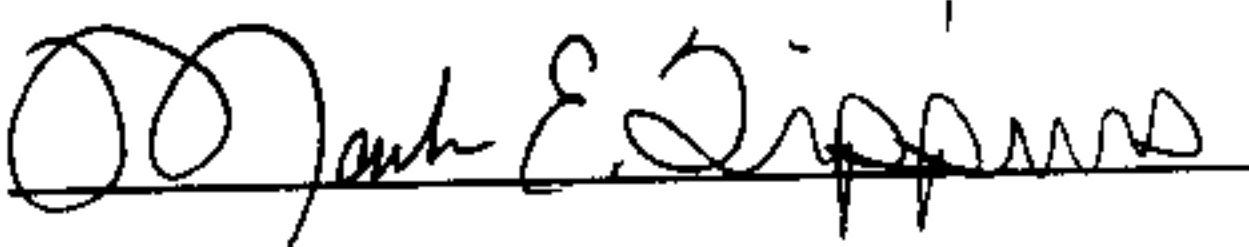
IN WITNESS WHEREOF, **CHARLES G. KESSLER**, the president of said corporation who is duly
authorized, has hereunto set his hand and seal this 28th day of **MARCH 1995**.

 : **CHARLES G. KESSLER**
President : **KADCO, INC.**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that
CHARLES G. KESSLER, as the president of **KADCO, INC.** 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 for and as the act of the
corporation with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 28th day of **MARCH 1995**.

 : **NOTARY PUBLIC**

My commission expires: **7-23-1997**.

Prepared by: **MARK TIPPINS 4 OFFICE PARK CIRCLE #215 Birmingham, AL. 35223**

Send tax notice to: **JOHN POSEY**

3212 Monte D'Oro Drive Birmingham, Alabama 35216

Inst # 1995-08016

03/29/1995-08016
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 13.50

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