

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY EIGHT THOUSAND NINE HUNDRED & NO/100----
(\$28,900.00) DOLLARS to the undersigned grantor, Kadco, Inc. a corporation,
(herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the
receipt of which is hereby acknowledged, the said GRANTOR does by these presents,
grant, bargain, sell and convey unto Double Oak Construction Co., Inc (herein
referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama:

Lot 48, according to the Survey of Bent River Estates, Phase II, as recorded
in Map Book 18 page 30 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

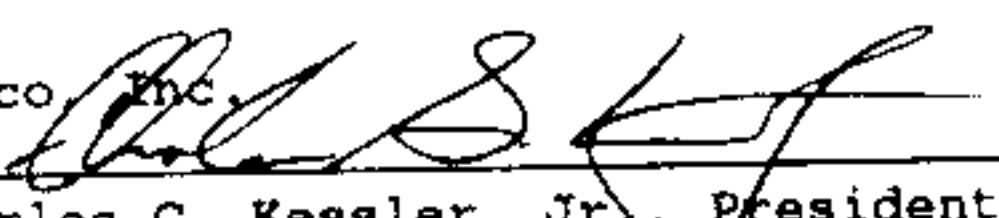
All of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

GRANTEES' ADDRESS: 2024 Woodsorrel Drive, Birmingham, Alabama 35244

TO HAVE AND TO HOLD, To the said GRANTEE, his, her, or their heirs and assigns
forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee
simple of said premises; that they are free from all encumbrances, has a good
right to sell and convey the same as aforesaid; and that it will, and its
successors and assigns shall, warrant and defend the same to the said GRANTEE,
his, her or their heirs, executors and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Charles G. Kessler, Jr.,
who is authorized to execute this conveyance, hereto set its signature and seal,
this the 1st day of November, 1995.

Kadco, Inc.
By: 
Charles G. Kessler, Jr., President

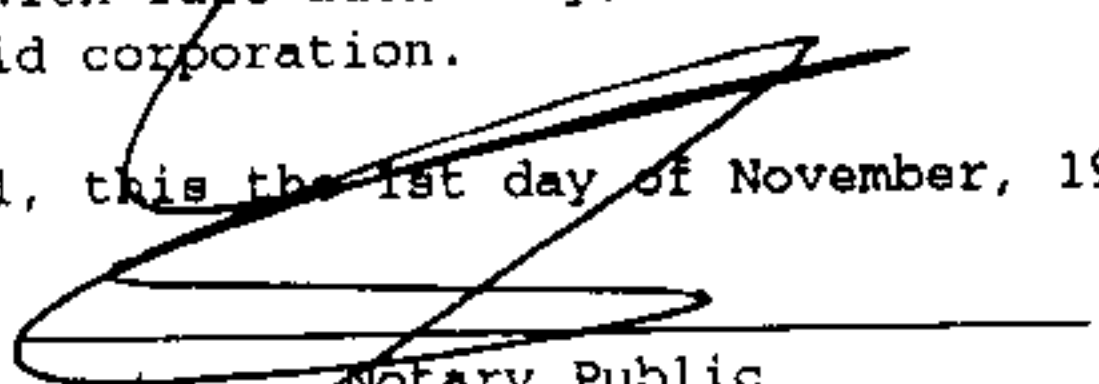
STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

11/02/1995-31634
12:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Charles G. Kessler, Jr. whose name as the President of Kadco, Inc., a
corporation, 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, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 1st day of November, 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99


Notary Public

Inst # 1995-31634