

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

Shirley A. Richards
1614 Bent River Circle
Birmingham, Alabama 35216

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty-Three Thousand, Four Hundred & no/100----- DOLLARS,
(\$153,400.00)

to the undersigned grantor, Kadco, Inc. a corporation

(herein referred to as 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

Shirley A. Richards

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 31-A, according to a Resurvey of Lots 27 thru 31, Bent River Estates, Phase I, as recorded in Map Book 19, Page 165, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$115,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

11/17/1995-33172
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 27.00

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

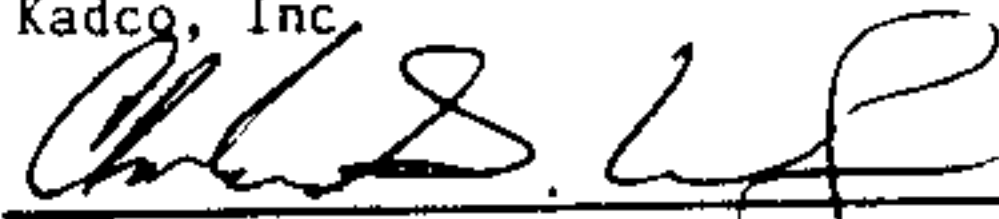
And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that 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 authorized to execute this conveyance, hereto set its signature and seal. President, who is

this the 9th day of November, 19 95

ATTEST:

Secretary

Kadco, Inc.
By 
Charles J. Kessler, Jr., its President

STATE OF Alabama
COUNTY OF Jefferson
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Charles G. Kessler, Jr.

whose name as 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 9th day of November, 19 95

Notary Public

William H. Halbrooks