

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 3526-0187

Send Tax Notice to:

(Name) Double Oak Construction Co., Inc.
(Address) 2024 Woodcorrel Drive
Birmingham, AL 35244

LIMITIED LIABILITY COMPANY ~~WARRANTY DEED~~

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Nine Thousand Nine Hundred and no/100ths-----\$29,900.00 DOLLARS

to the undersigned grantor, R & K Builders, L.L.C. a (general) (limited) a partnership

(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 Double Oak Construction Co., Inc.

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

Lot 23, 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 and Map Book 176, Page 15 in the Probate Office of Jefferson County, Alabama.

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

\$120,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst. # 1996-00266

01/04/1996-00266
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors 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, or its successors 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.

MEMBERS
~~XXXX~~ (S), who (is) (are)

this the 26 day of December, 19 95

R & K Builders, L.L.C.
Kadco, Inc.

By [Signature]
Charles G. Kessler, President
Reamer Building & Development Corporation
By [Signature]
John G. Reamer, Jr. President

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Charles G. Kessler, President of Kadco, Inc. and John G. Reamer, Jr. President of Reamer Building & Development Corporation

whose name(s) as ~~general partner(s)~~ members of R & K Builders, L.L.C. a (n) Alabama a ~~limited liability company~~ limited liability company (state) ~~partnership~~, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said ~~partnership~~ limited liability company

Given under my hand and official seal this 26 day of December, 19 95

AFFIX NOTARIAL SEAL

Peggy I. Murphree
Notary Public

My commission expires: 2-20-99

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

Inst # 1996-00266

01/04/1996-00266
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002-544 12.00

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571