

Send tax notice to:  
Charles G. Kessler, Jr.  
1945 Hoover Court  
Birmingham, Alabama 35226

This instrument prepared by:  
Charles A. J. Beavers, Jr.  
✓ Bradley, Arant, Rose & White  
2001 Park Place, Suite 1400  
Birmingham, Alabama 35203

STATE OF ALABAMA )

SHELBY COUNTY )

9 6 0 9 / 4 0 2 2

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand and No/100 Dollars (\$3,000.00) and the assumption of the hereinafter described First Mortgage, in hand paid to Saddle Creek Estates, Inc., an Alabama corporation ("Grantor") by Charles G. Kessler, Jr. ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in <sup>Jefferson</sup> Shelby County, Alabama, to-wit:

**PARCEL I**

Lot 3 in Block 1 of Saddle Creek Estates, First Addition, as recorded in Map Book 169, page 20, in the Office of the Judge of Probate of <sup>Jefferson</sup> Shelby County, Alabama.

**PARCEL II**

Lots 20, 21, 22, 23, 24, 25, 37, 38, and 39 in Block 1 of Saddle Creek Estates, Fifth Addition, as recorded in Map Book 181, page 3, in the Office of the Judge of Probate of <sup>Jefferson</sup> Shelby County, Alabama.

**PARCEL III**

Lots 40, 41, 49, and 54 in Block 1 of Saddle Creek Estates, Sixth Addition, as recorded in Map Book 182, page 88, in the Office of the Judge of Probate of <sup>Jefferson</sup> Shelby County, Alabama.

#### PARCEL IV

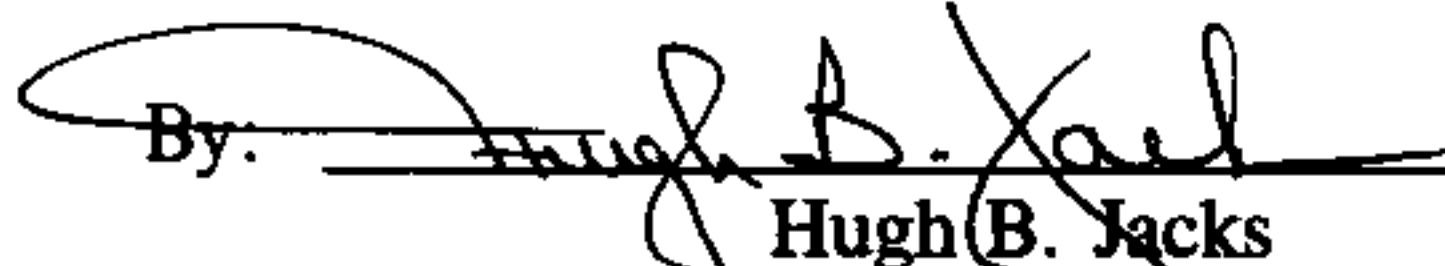
Commence at the northwest corner of the northwest quarter of the southeast quarter of Section 15, Township 18 South, Range 1 West; thence south 47 degrees 38 minutes 28 seconds east along diagonal line 1,080.00 feet to the point of beginning of tract herein described; thence continue south 47 degrees 38 minutes 28 seconds east along diagonal line 793.94 feet to the southeast corner of northwest quarter of southeast quarter of Section 15; thence north 2 degrees 36 minutes 23 seconds west along the east line of said quarter-quarter section 1,328.56 feet to the northeast corner of the northwest quarter of southeast quarter of Section 15; thence south 87 degrees 12 minutes 30 seconds west along the north line of said quarter-quarter section 556.00 feet; thence south 0 degrees 47 minutes 27 seconds west 765.73 feet to the point of beginning, being situated in a part of the northeast diagonal of the northwest quarter of southeast quarter of Section 15, Township 18 South, Range 1 West, Shelby County, Alabama, being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever; subject, however, to the following:

1. Current ad valorem taxes
2. That certain mortgage to Lois Hurst recorded in Real Volume 3127, Page 896, in the Office of the Judge of Probate of Jefferson County, Alabama, and in Real Volume 124, Page 595, in the Office of the Judge of Probate of Shelby County, Alabama, as same has been amended by (i) Amendment to Note and Mortgage recorded in Real Volume 4270, Page 31, in the Office of the Judge of Probate of Jefferson County, Alabama, and as Instrument #1992-8819, in the Office of the Judge of Probate of Shelby County, Alabama, (ii) Second Amendment to Note and Mortgage recorded in Real Volume 4482, Page 615, in the Office of the Judge of Probate of Jefferson County, Alabama, and Instrument #1993-04642 in the Judge of Probate of Shelby County, Alabama, and (iii) Third Amendment to Note and Mortgage recorded in Real Volume 9403, Page 2986, in the Office of the Judge of Probate of Jefferson County, Alabama, and Instrument #1994-06782 in the Judge of Probate of Shelby County, Alabama (the "First Mortgage")
3. All easements, restrictions, covenants, rights-of-way, and reservations of record
4. Current zoning and subdivision classifications and restrictions imposed by Jefferson and Shelby Counties
5. All encroachments, fence lines, and other such matters as would be disclosed by an inspection or accurate survey of the Property

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer on or as of the 18<sup>th</sup> day of July, 1996.

SADDLE CREEK ESTATES, INC.

By:   
Hugh B. Jacks  
Its Vice President

Inst # 1996-25439

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Hugh B. Jacks, whose name as Vice President of Saddle Creek Estates, Inc., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 the 18<sup>th</sup> day of July, 1996.

  
Notary Public

[NOTARIAL SEAL]

My commission expires: 7-25-97

DB/07/1996-25439  
10:28 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD  
14.50

Inst # 1996-25439

State of Alabama - Jefferson County  
I certify this instrument filed on:  
1996 AUG 05 A.M. 10:42  
Recorded and \$ 3.00 Mtg. Tax  
and \$ 9.50 Deed Tax and Fee Amt.  
\$ 12.50 Total \$  
GEORGE R. REYNOLDS, Judge of Probate



9609/4022