

**TITLE NOT EXAMINED BY PREPARER**

**Send Tax Notice To:**

✓ Kenneth M. Graves  
1434 Navajo Trail  
Alabaster, AL 35007

**CORPORATION WARRANTY DEED**

STATE OF ALABAMA    )  
                                  )  
SHELBY COUNTY        )

**Inst # 1997-12646**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of Thirty Thousand One Hundred Ninety Six Dollars (\$30,196.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, Mainline Heating & A/C, Inc., a corporation (herein referred to as grantor, whether one or more), does by these presents, grant, bargain, sell and convey unto Kenneth M. Graves, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING PART OF THE SAME LAND DESCRIBED IN A DEED TO THOMAS R. AND CLAISSA EDWARDS, RECORDED IN DEED BOOK 353 AT PAGE 551, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND TO BE KNOWN AS LOT 1 OF WESTSIDE VILLAGE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAIL FOUND AT THE NORTHEAST CORNER SAID SECTION 28;

THENCE S 00 DEGREES 19' 57" W, ALONG THE EAST LINE OF SAID SECTION , A DISTANCE OF 818.45 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY NO. 70,

04/23/1997-12646  
04:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HCB 44.00



THENCE N 88 DEGREES 02' 24" W, ALONG SAID RIGHT-OF-WAY,  
A DISTANCE OF 38.14 FEET TO A POINT;

THENCE ALONG A CURVE, TO THE RIGHT IN SAID RIGHT-OF-  
WAY, HAVING A RADIUS OF 5855.51 FEET AND A CHORD  
BEARING OF N 87 DEGREES 10' 28" W, AN ARC LENGTH OF  
176.86 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE, A CHORD BEARING  
OF N 85 DEGREES 15' 18" W, AN ARC LENGTH OF 215.50 FEET TO  
1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS  
16165".

THENCE S 00 DEGREES 19' 57" W, A DISTANCE OF 316.58 FEET  
TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER  
RPLS 16165".

THENCE S 89 DEGREES 40' 03" E, A DISTANCE OF 214.85 FEET TO  
A POINT.

THENCE N 00 DEGREES 19' 57" E, A DISTANCE OF 300.00 FEET  
TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED  
PARCEL CONTAINS 1.517 ACRES OF LAND.

LESS AND EXCEPT THE EAST 30 FEET FOR WESTSIDE LANE.

Subject to all easements and restrictions of record

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever.

And said corporation does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Mainline Heating & A/C, Inc., by its



President, Kenneth M. Graves, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21 day of April, 1997.

ATTEST:

Mainline Heating & A/C, Inc.

Kenneth M. Graves  
Secretary

By: Kenneth M. Graves  
President

STATE OF ALABAMA )

SHELBY COUNTY )

I, Sonia Lea Bush, a Notary Public in and for said County and State, hereby certify that Kenneth M. Graves, whose name as the President of Mainline Heating & A/C, 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 21<sup>st</sup> day of April, 1997.

Sonia Lea Bush  
Notary Public

This instrument prepared by:

Michael L. Chambers  
Attorney at Law  
1010 Frank Nelson Building  
Birmingham, Alabama 35203  
Telephone: 251-9201

Notary Public, Alabama, State at Large  
My Commission Expires May 26, 1999

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