

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

JO ANN A. PILATO
905 JACKSON CIRCLE
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1997-27384

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED and 00/100 (\$120,700.00) DOLLARS to the undersigned grantor, AJK CONSTRUCTION, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JO ANN A. PILATO, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 71, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE 2, SECTOR 6, AS RECORDED IN MAP BOOK 21 PAGE 77 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Building setback line of 20 feet reserved from Jackson Square as shown by plat.
3. Easements as shown by recorded plat, including 7.5 feet on the Southeasterly side and an irregular easement on the Northeasterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1996-24986 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 233 page 503 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 21 page 77.

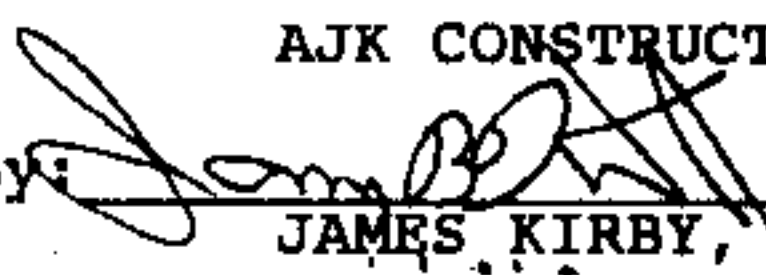
\$38,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

08/26/1997-27384
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HCD 93.50

IN WITNESS WHEREOF, the said GRANTOR, AJK CONSTRUCTION, INC., by its PRESIDENT, JAMES KIRBY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 15th day of August, 1997.

AJK CONSTRUCTION, INC.
By: 
JAMES KIRBY, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES KIRBY, whose name as PRESIDENT of AJK CONSTRUCTION, 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 or she, as such officer and with full authority, executed the same voluntarily; for and as the act of said corporation.

Given under my hand this the 15th day of August, 1997.


Notary Public

My commission expires: 7/16/98

Inst # 1997-27384

08/26/1997-27384
01:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 93.50