

## WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

OAKLEAF CONTRACTING COMPANY, INC.  
P. O. BOX 850  
TRUSSVILLE, AL 35173

STATE OF ALABAMA)

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND SIX HUNDRED AND NO/100 DOLLARS (\$ 95,600.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KADCO, INC., a Corporation**, (herein referred to as Grantor) does grant, bargain, sell and convey unto **OAKLEAF CONTRACTING COMPANY, INC.** (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lots 27, 28, 29 and 30, Meadow Brook Townhomes, Phase II, 2nd Sector, as recorded in map Book 22, Page 4A and 4B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$471,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors 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 I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, KADCO, INC., by Charles G. Kessler, Jr., its President, have hereunto set my hand and seal, this 6th day of October, 1997.

KADCO, INC.

  
BY: Charles G. Kessler, Jr., 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, in his capacity as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 6th day of October, 1997.

  
Notary Public

My Commission Expires: 11/20/2000

10/30/1997-35445  
11:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

Inst # 1997-35445