



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE:
Ben A. Echard
121 Brook Circle
Chelsea, Alabama 35043

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.

(Address) 2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED EIGHTEEN THOUSAND DOLLARS AND NO/100

to the undersigned grantor, KDR, L.L.C.

(herein referred to as GRANTOR), 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

Ben A. Echard and Elizabeth J. Echard

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 39, according to the Map of Brook Chase Estates, Phase II, as recorded in Map Book 22, page 47, in the Probate Office of Shelby County, Alabama.

\$ 207,100.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

06/22/1998-23013
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 9.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Kathy D. Raughley who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of March 19 98

ATTEST:

KDR, L.L.C.

Secretary

By

By:

Its: President

President

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned Kathy D. Raughley
State, hereby certify that whose name as the President of KDR, L.L.C.

a Notary Public in and for said County in said

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 6th day of

March

19 98

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

Notary Public

Inst # 1998-09470

03/18/1998-09470
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 19.50

Inst # 1998-23013