

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Value
\$ 36,900.00

Inst # 1998-24122

SEND TAX NOTICE TO:
K & K Properties, L.L.C.
3321 Blue Bell Lane
Birmingham, AL 35242

WARRANTY DEED

THE STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of TEN DOLLARS AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION, (\$10.00), DOLLARS, in hand paid to the undersigned, B & D Development, L.L.C., a limited liability company, (hereinafter referred to as "GRANTOR"), by K & K Properties, L.L.C., a limited liability company, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 36, according to the Survey of Meadow Brook Cluster Homes, 2nd Sector, as recorded in Map Book 22, Page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year, 1998.
2. Building setback line of 10 feet reserved from Meadow Brook Lane as shown by plat
3. Easements as shown by recorded plat, including a 5 foot easement on the southwesterly side and 10 feet on the Westerly side of lot.
4. Restrictions, covenants and conditions as set out in instruments recorded in Real 23, Page 621, Real 121, Page 931, Real 216, Page 538 and Inst. No. 1997-39685 in Probate Office.
5. Rights-of-Ways granted to Alabama Power Company by instrument recorded in Real 75, Page 649 and Real 171, Page 714 in Probate Office.
6. 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 Real 66, Page 34, Real 32, Page 48 and Real 28, Page 581 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 22, Page 110.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

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11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
D03 NCB 57.48

And said B & D Development, L.L.C., a limited liability company, does for itself, its successors and assigns, covenant with the 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 it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.


IN WITNESS WHEREOF, the said B & D Development, L.L.C., a limited liability company by its Member, Rebecca M. Keith, who is authorized to execute this conveyance, has hereto set her signature and seal, this 16th day of June, 1998.

IN WITNESS WHEREOF, the said K & K Properties, L.L.C., a limited liability company, as GRANTEE, by its Members, David Thomas Kinder and David Brandon Keith, who are authorized to execute this conveyance, have hereto set their signatures and seals, this 16th day of June, 1998.

B & D Development, L.L.C.

 (SEAL)
BY: Rebecca M. Keith
ITS: Member
GRANTOR

K & K Properties, L.L.C.

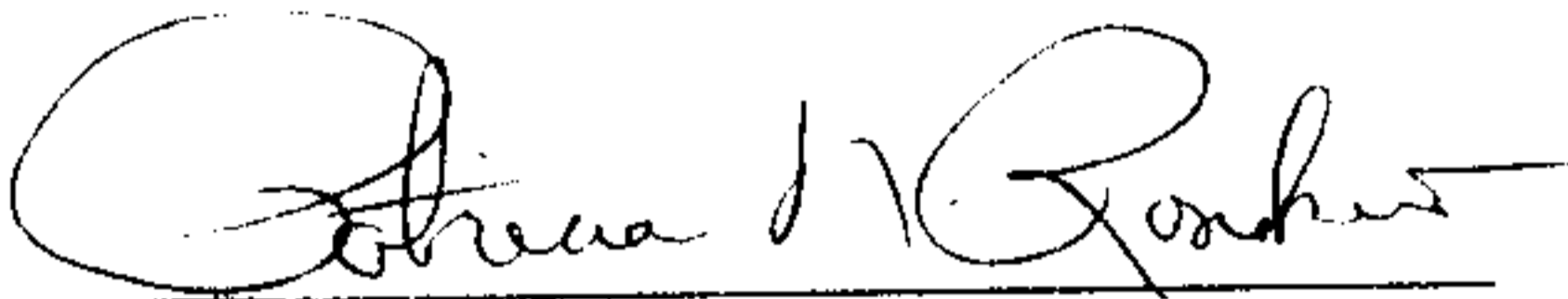
 (SEAL)
BY: David Thomas Kinder
ITS: Member

 (SEAL)
BY: David Brandon Keith
ITS: Member
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rebecca M. Keith whose name as Member, of B & D Development, L.L.C., a limited liability company, 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, she, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 16th day of June, 1998.



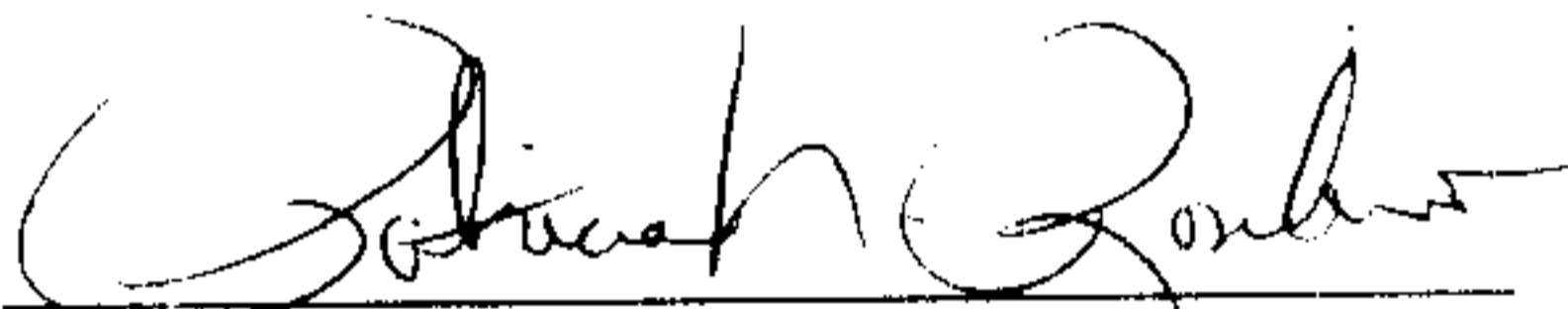
NOTARY PUBLIC

My commission expires: 2-20-2001

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that David Thomas Kinder and David Brandon Keith whose names as Members, of K & K Properties, L.L.C., a limited liability company, are signed to the foregoing conveyance, AS GRANTEE, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 16th day of June, 1998.



NOTARY PUBLIC

My commission expires: 2-20-2001

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