

R99102-3074

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

R9902-3074

This Instrument was
prepared by:

SEND TAX NOTICE TO:

TURNER, NORTON & JERNIGAN, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

L & P CONTRACTING, L.L.C.
LOT 217 BENT RIVER CAHABA HIGHLANDS
BIRMINGHAM, AL

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of **SEVENTY ONE THOUSAND NINE HUNDRED and 00/100 (\$71,900.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **MULTI-VEST, INC. AND WERTH REALTY, INC.** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **L & P CONTRACTING, L.L.C.**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

LOT 217, ACCORDING TO THE SURVEY OF BENT RIVER COMMONS, 2ND SECTOR AS RECORDED IN MAP BOOK 25, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. Riparian rights associated with the River under applicable State and/or Federal law.
3. Easements; building line; and restrictions as shown on recorded map.
4. Restrictions and covenants appearing of record in Instr. No. 1999-4401 and Inst. No. 9501/3042.
5. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 33, page 542 and volume 236, page 103.
6. Easement as to Plantation Pipe Line as recorded in Volume 145, page 275.

\$296,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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.

Inst # 1999-06417

02/15/1999-06417
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CM 12.00

IN WITNESS WHEREOF, the said GRANTOR, MULTI-VEST, INC. AND WERTH REALTY, INC., by their respective presidents, CHARLES G. KESSLER, JR. and ROBERT C. BARNETT, who are authorized to execute this conveyance, have hereunto set their signatures and seals, this the 4th day of February, 1999.

MULTI-VEST, INC.

By:

Charles G. Kessler, Jr.
CHARLES G. KESSLER, JR., PRES.

WERTH REALTY, INC.

BY:

Robert C. Barnett
ROBERT C. BARNETT, PRES.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES G. KESSLER, JR., as PRESIDENT of MULTI-VEST, INC., and ROBERT C. BARNETT, as PRESIDENT of WERTH REALTY, INC., who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, THEY as such officers and with full authority, executed the same voluntarily for and as the act of said corporations.

Given under my hand this the 4th day of February, 1999.

James B. Richardson
Notary Public

My commission expires: 3/13/2000

Inst # 1999-06417

02/13/1999-06417
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SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00