

4832

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

CREATION CONSTRUCTION, INC.
516 MEADOW RIDGE CIRCLE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1999-35721
08/26/1999-35721
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
02 CN 12.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of THIRTY EIGHT THOUSAND and 00/100 (\$38,000.00) DOLLARS to the undersigned grantor, K.C.A. BUILDERS, 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 CREATION CONSTRUCTION, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 10, 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.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. EASEMENT(S); BUILDING LINE; AND, RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN REAL VOLUME 23, PAGE 621, REAL VOLUME 121, PAGE 931 AND REAL VOLUME 216, PAGE 538.
4. 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 66, PAGE 34, VOLUME 32, PAGE 48 AND VOLUME 28, PAGE 581.
5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN REAL VOLUME 75, PAGE 649 AND REAL VOLUME 171, PAGE 714.
6. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN SHELBY INST. NO. 1997-39685.
7. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN SHELBY INST. NO. 1999-12014.

\$192,000.00 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.

IN WITNESS WHEREOF, the said GRANTOR, K.C.A. BUILDERS, INC., by its PRESIDENT, DAVE KINDER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 19th day of August, 1999.

K.C.A. BUILDERS, INC.
By: 
DAVE KINDER, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVE KINDER, whose name as PRESIDENT of K.C.A. BUILDERS, 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 19th day of August, 1999.


Notary Public

My commission expires: 7/1/02

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