

THIS INSTRUMENT WAS PREPARED BY: LARRY R. NEWMAN, ATTORNEY AT LAW
300 OFFICE PARK DRIVE, BIRMINGHAM, AL 35223

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF NINETEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$19,500.00) TO THE UNDERSIGNED GRANTOR IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, ROY MARTIN CONSTRUCTION, INC., A CORPORATION, (HEREIN REFERRED TO AS "GRANTOR"), DOES GRANT, BARGAIN, SELL AND CONVEY UNTO GEORGE RUSSELL KURTTS, (HEREIN REFERRED TO AS "GRANTEE"), THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 107, ACCORDING TO THE SURVEY OF KENTWOOD, THIRD ADDITION, PHASE ONE, AS
RECORDED IN MAP BOOK 19, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO ADVALOREM TAXES FOR THE YEARS 2000, AND THEREAFTER; EASEMENTS, RESTRICTIONS, COVENANTS, AND RIGHTS OF WAY OF RECORD.

THE ENTIRE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER. AND THE SAID GRANTOR DOES FOR ITSELF AND FOR ITS SUCCESSORS AND ASSIGNS COVENANT WITH THE SAID GRANTEE, HIS 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; THAT IT WILL AND ITS SUCCESSORS AND ASSIGNS SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, THE SAID GRANTOR, BY ITS PRESIDENT, ROY MARTIN, WHO IS AUTHORIZED TO EXECUTE THIS CONVEYANCE, HAS HERETO SET ITS SIGNATURE AND SEAL, THIS THE 8TH DAY OF FEBRUARY, 2000.

ROY MARTIN CONSTRUCTION, INC.

BY Ray H. Mack
ITS PRESIDENT

STATE OF ALABAMA)
Shelby COUNTY)

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ROY MARTIN, WHOSE NAME AS PRESIDENT OF ROY MARTIN CONSTRUCTION, INC., A CORPORATION, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, 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 8th DAY OF FEBRUARY, 2000.

Brenda H. Clayton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-27-2001

02/14/2000-04545
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 9.50

Inst # 2000-04545