

205 871 0014

FROM : John Burdette Bates, Attorney FAX NO. : 205-871 0014



20020917000448140 Pg 1/2 24.00  
Shelby Cnty Judge of Probate, AL  
09/17/2002 14:24:00 FILED/CERTIFIED

Send Tax Notice To: Kenicar Development, Inc,  
27 Holland Complex Drive  
Alabaster, Alabama 35007

STATE OF ALABAMA )  
SHELBY COUNTY )

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of TEN AND 00/100 (\$ 10.00) DOLLARS, and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto KENCAR DEVELOPMENT, INC., herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Lots 506, 507, 512, 517 and 519 according the Map and Survey of Spring Gate, Phase 5, as the same is found of record in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: 1. General and special taxes or assessments for the Year 2002 and subsequent years not yet due and payable. 2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under subject property. 3. Building setback lines and easements as shown by recorded plat. 4. All other matters of public record.

THE PROPERTY HEREIN CONVEYED IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE CRANTOR, HIS WIFE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted

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above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

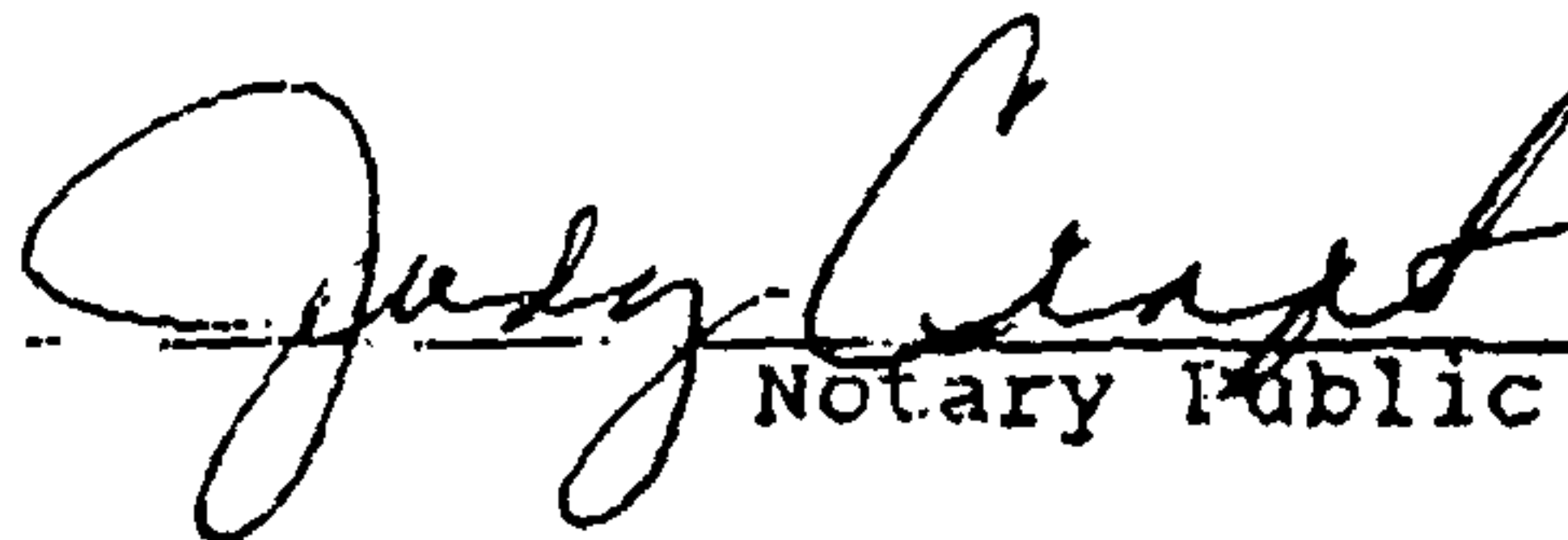
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of August, 2002.

  
Sherman Holland, Jr.

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., whose name 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 executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 28th day of August, 2002.

  
Notary Public

This instrument was prepared by:  
John Burdette Bates, Attorney at Law  
#10 Office Park Circle, Suite 122  
Birmingham, Alabama 35223