

WARRANTY DEED

20030818000542110 Pg 1/2 18.00  
Shelby Cnty Judge of Probate, AL  
08/18/2003 10:22:00 FILED/CERTIFIED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Kencar Development, Inc.  
P.O. Box 1010  
Alabaster, AL 35007

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **EIGHTY-FOUR THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$84,500.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Cornerstone Investments, LLC and Kencar Development, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kencar Development, Inc.** (herein referred to as grantee, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**Lots 56, 57, 58, 59 and 60, according to the Survey of Final Plat, Park Forest Village, as recorded in Map Book 31, Page 51, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.  
The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.  
To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of August, 2003.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Cornerstone Investments, LLC**  
**By: Randy Goodwin**  
**Its: Managing Member**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, B. Christopher Battles a Notary Public in and for said County, in said State, hereby certify that **Randy Goodwin** whose name(s) as Managing Member of Cornerstone Investments, LLC, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily as the act of said Alabama General Partnership on the day the same bears date.

Given under my hand and official seal, this 7th day of AUGUST, 2003.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 2-25-05



**Kencar Development, Inc.**

**By: Kenneth Carter**

**Its: President**

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**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Carter** whose name(s) as President of Kencar Development, Inc., is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily as the act of said Alabama General Partnership on the day the same bears date.

Given under my hand and official seal, this 7<sup>th</sup> day of AUGUST , 2003.



**Notary Public**

My Commission Expires: 02-25-05