

This instrument was prepared by
(Name) William H. Halbrooks
~~1 Independence Plaza, Suite 704~~
(Address) Birmingham, AL 35209

Send Tax Notice To: Charles G. Kessler, Jr.
name
3505 Bent River Road
address
B'ham, AL 35216

Corporation Form Warranty Deed

20031222000818930 Pg 1/1 456.00
Shelby Cnty Judge of Probate, AL
12/22/2003 08:35:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Forty-five Thousand and no/100-----(\$445,000.00)
Dollars

to the undersigned grantor, Kencar Development, Inc. a corporation
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto Charles G. Kessler, Jr.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby
County, Alabama to-wit:

Lots 1, 2, 3, 4, 6, 7, 8, 10, 12, 13, 15, 16, 22, 23, 24, 36, 37, 39,
40 and 41, according to Mountain Lake Subdivision, as recorded in
Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President who is authorized
to execute this conveyance, hereto set its signature and seal,

this the 11th day of December, 2003.

ATTEST:

Kencar Development, Inc.

By Kenneth Carter, President

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned a Notary Public in and for said County, in said State,
hereby certify that Kenneth Carter

whose name as President of Kencar Development, 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, 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 the 11th day of December, 2003

William H. Halbrooks
Notary Public