

WARRANTY DEED

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

Send tax notice to:
Jose R. Franco
238 Park Village Circle
Montevallo, Alabama 35115

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety eight thousand nine hundred and no/100 (\$98,900.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, **Kencar Development, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jose R. Franco** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 59, according to the Final Plat of 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.

\$79,120.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$19,780.00 of the purchase price recited above was paid from 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 24th day of March, 2004.



Kencar Development, Inc.

By: Rayburn Carter

Its: Vice President

STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that Rayburn Carter whose name(s) as Vice President of **Kencar Development, Inc.**, 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 this conveyance, he executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 24th day of March, 2004.


Notary Public

My Commission Expires: 02-25-05