

This instrument was prepared by

Send Tax Notice To: Rick Anthony Pettinato, Jr. ²⁰⁰

(Name) W. ALAN SUMMERS

name

241 Park Village Circle

address

(Address) 1275 CENTER POINT PKWY, STE. 100
BIRMINGHAM, ALABAMA

Montevallo, AL 35115

Corporation Form Warranty Deed



20040423000211620 Pg 1/1 15.00
Shelby Cnty Judge of Probate, AL
04/23/2004 12:44:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND AND NO/100-----
-----DOLLARS (\$97,000.00)

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 Rick Anthony Pettinato, Jr.

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

Lot 60, 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.

Subject to all easements, restrictions and right-of-ways of record.

A mortgage in the amount of \$93,380.00 is being recorded simultaneously herewith.

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 encumbrances, 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 15th day of April, 2004.

ATTEST:

Kencar Development, Inc.

By Kenneth Carter
Kenneth Carter, President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority

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 15th day of April, 2004

William Carter
Notary Public