

THIS INSTRUMENT PREPARED BY:  
**LaShante' J. Jones**  
520 19<sup>th</sup> Street Suite 107  
Bessemer, Alabama 35020

SEND TAX NOTICE TO:  
**Victor F. Kyatt, III**  
147 Shine Drive  
Pelham Drive 35124

WARRANTY DEED (Without Survivorship)  
STATE OF ALABAMA)

) **KNOW ALL MEN BY THESE PRESENTS:**  
JEFFERSON COUNTY ) *550*

That in consideration of the sum of **One Hundred Thirty Five Thousand Nine Hundred and 00/100 Dollars (\$135,900.00)** to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Southern Gent Contractors, Inc., a corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Victor F. Kyatt, III** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Jefferson County, Alabama**, to-wit:

Lot 29, according to the Final Plat, Wynfield Parc, Phase Three, as recorded in Map Book 32, Page 37, in the Probate Office of Shelby County, Alabama.

~~\$135,900.00~~ of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith. *(2)*

~~\$27,180.00~~ of the purchase price recited above was paid from a mortgage loan c closed simultaneously herewith.

Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, our heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 2<sup>nd</sup> day of **February, 2005**

**Southern Gent Contractors, Inc.**  
*[Signature]*  
**Ernie Berzette**  
Its: Vice President

**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that **Ernie Berzette** whose name as **Vice-President of Southern Gent Contractor, Inc., an Alabama Corporation**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such officer and with full authority, executed the same voluntarily for and as the act of said organization.

Given under my hand and Official seal this 2<sup>nd</sup> day of February, 2005.

*[Signature]*  
Notary Public  
My Commission Expires **LASHANTE JUANIKA JONES**  
**NOTARY PUBLIC**  
**ALABAMA STATE AT LARGE**  
**MY COMMISSION EXPIRES**  
**APRIL 13, 2005**

STATE OF ALABAMA, JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed  
tax has been collected on this instrument.

*Mark Gaines*

**"NO TAX COLLECTED"**

State of Alabama - Jefferson County  
I certify this instrument filed on:  
2005 FEB 08 01:34:49:58PM

Recorded and \$		Mtg. Tax	
and \$	5.50	Deed Tax and Eye Agmt.	5.50
\$		Total \$	5.50

MICHAEL R. BOLEN, Judge of Probate



20050073969 BESS

MARK GAINES

*[Faint, illegible text]*

*[Handwritten signature]*

I, Mark Gaines Judge of the  
Probate Court, Jefferson County, Alabama, hereby certify that  
the foregoing is a true, correct and full copy of the instrument  
herewith set out as appears of record in said Court.

Witness my hand and seal of said Court, this 22<sup>nd</sup>  
day of February, 2005  
Judge of Probate

Mark Gaines