

This instrument was prepared by:  
(Name) Dennis Joseph  
(Address) P.O. Box 9  
Pelham, Al 35214

77  
Send Tax Notice to:  
(Name) KENDRICK CONSTRUCTION  
(Address) 1023 THOMPSON ROAD  
ALABASTER, AL 35007

**WARRANTY DEED**

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWELVE THOUSAND AND NO/100 (\$12,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Joe J. Joseph and Dennis M. Joseph

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Steve Kendrick d/b/a Kendrick Construction Company

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

Lot 9, Block 3, of a resurvey of Fernwood, Third Sector, as recorded in Map Book 7, page 80 in the office of the Judge Of Probate Of Shelby County, Alabama.

BOOK 236 PAGE 604

SUBJECT TO:  
Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 26, page 77 in Probate Office Of Shelby County, Alabama.  
Transmission Line Permit to Alabama Power Company by instrument recorded Deed Book 129 page 37, Deed Book 178 page 280, and Deed Book 188 page 544 in Probate Office Of Shelby County, Alabama.  
Right of Way granted to Shelby County by instrument recorded in Deed Book 186 page 531, and Deed Book 314 page 927 in Probate Office Of Shelby County, Alabama.  
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 48 page 461 in Probate Office Of Shelby County, Alabama.  
Building setback line and public utility easements as shown by recorded plat.  
This property does not constitute the homestead of the Grantors herein. The Grantors own other real property that does constitute homestead.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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 21<sup>st</sup> day of APRIL 21, 19 89

STATE OF ALA. SHELBY CO. }  
I CERTIFY THIS }  
INSTRUMENT WAS FILED }  
89 MAY -1 PM 3:26 }  
STATE OF ALABAMA }  
Shelby County }  
JUDGE OF PROBATE }  
1. Deed Tax (Seal) \$1200  
2. Mfg Tax (Seal)  
3. Resealing Fee 250  
4. Indexing Fee 200  
TOTAL General Acknowledgment 1650

I, \_\_\_\_\_ a Notary Public in and for said County, in said State, hereby certify that Joe J. Joseph and Dennis M. Joseph

whose name(s) \_\_\_\_\_ 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, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21<sup>st</sup> day of April, 19 89

[Signature] My Commission Expires: \_\_\_\_\_ [Signature] Notary Public