

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY EIGHT THOUSAND ONE HUNDRED & NO/100---- (\$188,100.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we F. Donovan Kendrick and wife, Beth Ann Kendrick (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gary M. Dennis, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$144,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 201 Summit Pkwy
Birmingham, AL 35209

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, we have hereunto set our hands and seals, this 12th day of April, 1995.

F. Donovan Kendrick (SEAL)
F. Donovan Kendrick
Beth Ann Kendrick (SEAL)
Beth Ann Kendrick

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that F. Donovan Kendrick and wife, Beth Ann Kendrick whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April A.D., 1995

Courtney H. Mason, Jr.
Notary Public

inst # 1995-09721

04/14/1995-09721
12:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 55.00

Inst # 1995-09721

EXHIBIT "A"

Beginning at the northwest corner of the SW 1/4 of the SW 1/4 of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama and run thence easterly along the north line the SW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of said Section 16 a distance of 1,452.26' to a point; thence turn 111° 07' 21" right and run south-southwesterly 120.33' to a point; thence turn 32° 27' 01" left and run south-southwesterly 323.79' to a point; thence turn 97° 56' 33" right and run westerly 1,588.61' to a point; thence turn 58° 40' 47" right and run northwesterly 189.42' to a point; thence turn 28° 57' 35" left and run northwesterly 243.91' to a point in the centerline of an existing paved private road; thence turn 73° 33' 48" right and run northerly along centerline of said road 89.27' to a point; thence turn 19° 40' 27" right and run northeasterly along centerline of same said road 56.96' to a point; thence turn 43° 52' 12" right and continue northeasterly along said centerline of said road 59.42' to a point; thence turn 8° 15' 01" right and continue northeasterly along said centerline of said road 239.21' to a point; thence turn 19° 25' 06" left and continue northeasterly along centerline of said road 68.34' to a point; thence turn 42° 30' 44" left and continue along centerline of said road 41.20' to a point on the north line of the SE 1/4 of the SE 1/4 of Section 17; thence turn 70° 14' 07" right and run easterly along said quarter-quarter line a distance of 28.22' to the point of beginning.

QSK
BMC

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