

This instrument was prepared by C. Glenn Powell, P. O. Box 295, Tuscaloosa, Alabama 35402. It was prepared without benefit of title examination. The source of the GRANTOR'S title to the undivided one-half interest is the TRUST INDENTURE dated February 11, 1980, and filed on May 15, 1995, as Instrument Number 1995-12609 in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

This STATUTORY WARRANTY DEED is made by and between:

GRANTOR

Robert A. Dennis, as trustee
of the William Julian Kennerly
Revocable Trust
3134 Azalea Lane
Tuscaloosa, Alabama 35405

GRANTEES

Julia Kennerly Mendonca
513 Paddock Lane
Montgomery, Alabama 36109;

Margaret Dwight Kennerly
159 North Springs Courts
Macon, Georgia 31200; and

Mary Jean Kennerly Dennis
3134 Azalea Lane
Tuscaloosa, Alabama 35405

The designation GRANTOR and GRANTEES as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by the context.

WITNESSETH

On February 11, 1980, William Julian Kennerly made and executed a REVOCABLE TRUST AGREEMENT (hereinafter referred to as the "TRUST AGREEMENT") with Robert A. Dennis, as trustee, to which Mr. Kennerly transferred certain real and personal property to be held, managed, and distributed as provided in said TRUST AGREEMENT. Subsequent thereto but on the same date (*i.e.* February 11, 1980) Mr. Kennerly made and executed a TRUST INDENTURE by which he conveyed to Robert A. Dennis, as trustee under the TRUST AGREEMENT, an undivided one-half interest as equal tenant-in-common in and to certain parcels of real property located in the states of Alabama and North Carolina, including the property described below located in

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Shelby County, Alabama. By that conveyance, Robert A. Dennis, as trustee under the TRUST AGREEMENT, received title to an undivided one-half interest in the real property described below. The TRUST AGREEMENT was filed on the 15th day of May, 1995, in the office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 1995-12608. The TRUST INDENTURE dated February 11, 1980, was filed on the 15th day of May, 1995, in the office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 1995-12609. On March 4, 1980, William Julian Kennerly died a resident of Shelby County, Alabama. The TRUST AGREEMENT was not revoked by Mr. Kennerly during his lifetime and was in effect and existing on the date of his death. As provided in paragraph 2 of the TRUST AGREEMENT, upon the death of William Julian Kennerly, the trust terminates and the trustee is required to distribute the corpus of the trust in equal shares to Mr. Kennerly's three daughters, namely, Julia Kennerly Mendonca, Margaret Dwight Kennerly, and Mary Jean Kennerly Dennis, the GRANTEES herein. It is the purpose of this STATUTORY WARRANTY DEED and the intent of Robert A. Dennis, the trustee, to comply with the requirements of the TRUST AGREEMENT by conveying to the GRANTEES the undivided one-half interest of the trustee in the real property described below so that each GRANTEE shall hereafter own an undivided one-sixth interest as equal tenants-in-common in and to the property described below.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, and in consideration of the sum of Ten and no/100 Dollars (\$10.00) paid by the GRANTEES, the receipt of which is hereby acknowledged, Robert A. Dennis, as trustee of the William Julian Kennerly REVOCABLE TRUST AGREEMENT, the GRANTOR herein, has and by these presents does grant, bargain, sell, and convey unto Julia Kennerly Mendonca, Margaret Dwight Kennerly, and Mary Jean Kennerly Dennis, the GRANTEES, in equal shares, an undivided one-half interest as tenants-in-common (each GRANTEE being conveyed an undivided one-sixth interest as equal tenants-in-common) in and to the following described real property located in Shelby County, Alabama, to-wit:

Tract #1: The following described real estate situated in Shelby County, Alabama, to-wit: That certain lot or parcel of land in the town of Montevallo, which is particularly described as follows, to-wit: Beginning at a point along the northeast line of Moody Street one-hundred and twenty-five feet (125 ft.) northwest of the intersection of said northeast line of Moody Street and the northwest line of Nabors Street according to the map of Lyman's Addition as recorded in the office of the Probate Judge of Shelby County, running thence northwest from this point along the northeast line of Moody Street a distance of seventy-five feet, thence northeast along a line parallel with Nabors a distance of three-hundred feet (300 ft.), thence southeast along a line parallel with Moody Street a distance

of seventy-five feet (75 ft.), thence southwest along a line parallel with Nabors Street, a distance of three-hundred feet (300 ft.) to the point of beginning.

Tract #2: The following described real estate situated in Shelby County, Alabama, to-wit: That certain lot or parcel of land in the town of Montevallo which is particularly described as follows, to-wit: Beginning at the point of intersection of the northeast line of Moody Street with the northwest line of Lyman's Addition, according to the map of said Lyman's Addition as recorded in the office of the Probate Judge of said Shelby County, which point is opposite and across the end of said Moody Street, according to said map, forms the northernmost corner of Lot One (1) Block L, of said Lyman's Addition; running thence northeast, along the said line of Lyman's Addition three hundred (300) feet; thence southeast, parallel with said Moody Street one hundred (100) feet, thence southwest, parallel with said northwest line of Lyman's Addition three hundred (300) feet to Moody Street and thence northwest along the northeast line of said Moody Street, to the point of beginning, a distance of one hundred (100) feet.

Tract #3: The following described real estate situated in Shelby County, Alabama, to-wit: Lot number four (4) in Block "M" in Lyman's Addition to the Town of Montevallo, Ala. according to survey and map of said Lyman's Addition as recorded in the office of the Probate Judge of said Shelby County, Ala.

Tract #4: The following described real estate situated in Shelby County, Alabama, to-wit: All of Lot No. Twenty-five (25) in the town of Montevallo, according to the original plan of said town as recorded in the office of the Probate Judge of Shelby County, Alabama, that is to say all of our undivided interests in and to that lot particularly described as follows to-wit: Beginning at the easternmost corner of said lot No. Twenty-five (25), running thence northwesterly along the southwest margin of Vine St. a distance of two hundred (200) feet, thence perpendicular to said Vine St. a distance of seventy-seven (77) feet, more or less to the "Kroell Lot" thence southeasterly along the line of said "Kroell Lot", and parallel with Vine St. two hundred (200) feet to the margin of Broad Street, and thence northeasterly along the margin of Broad Street, to the point of the beginning, a distance of seventy-seven (77) feet more or less.

Tract #5: The following described real estate situated in Shelby County, Alabama, to-wit: A part of Lot 22, according to the Original Plan of the Town of Montevallo, Alabama, more particularly described as follows: From the Southwest corner of Lot 22, at the intersection of Middle Street and Main Street, run Northwesterly along Middle Street for 99.88 feet to the SE corner of a Shoe Shop building, for the point of beginning; thence continue Northwesterly along Middle Street 48.7 feet to a point; thence run Northeasterly and parallel to Main or Broad Street, 75 feet, more or less, to the boundary line of Lot 23; thence run Southeasterly along the South boundary of said Lot 23 and parallel with Middle Street 50 feet to a point; thence Southwesterly, parallel to Main or Broad Street, 75 feet to the point of beginning.

Together with the right of ingress, egress and regress, to the grantees, their heirs or assigns, through and over an alley lying adjacent to the Southeasterly boundary of the lot described herein, being more particularly described as Commencing at the NE corner of the lot herein described, and running thence Easterly along the south boundary of Lot 23 and parallel with Middle Street 10 feet; thence Southwesterly and parallel with Main Street to the NE boundary of Middle Street; thence Westerly and parallel with the NE boundary of Middle Street 9.78 feet; thence Northeasterly and parallel with Main Street, to the point of beginning. All being situated in Shelby County, Alabama.

Tract #6: The following described real estate situated in Shelby County, Alabama, to-wit: The SE 1/4 of the SE 1/4 of Section 11, Township 22, Range 3 West. Also, the West 10 acres of the SW 1/4 of SW 1/4 of Section 12, Township 22, Range 3 West. Also, a lot of land described as follows, to-wit: Commencing at the SW corner of Section 12, Township 22, Range 3 West, and run thence North 89 deg. 45 min. East along the section line 330 feet for the point of beginning of the lot herein conveyed, thence North 2 deg. 30 min. West 54 feet; thence South 39 deg. 30 min. East 21 feet; thence South 72 deg. 30 min. East 75 feet; thence South 28 deg. 30 min. West 12 feet; thence South 89 deg. 45 min. West 76 feet to point of beginning.

TO HAVE AND TO HOLD the aforesaid undivided one-half interest in the above described real property and all privileges and appurtenances thereto belonging unto the GRANTEES, their heirs and assigns forever, as tenants-in-common, each owning an undivided one-sixth interest by this conveyance.

IN WITNESS WHEREOF, Robert A. Dennis, as trustee of the REVOCABLE TRUST AGREEMENT of William Julian Kennerly has hereunto set his hand and seal on this the 30th day of May, 1995.

Robert A. Dennis
Robert A. Dennis, As Trustee of the
REVOCABLE TRUST AGREEMENT of
William Julian Kennerly Dated February 11,
1980

STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

I, Eloise Williams, a Notary Public in and for said county, in said state, hereby certify that Robert A. Dennis, whose name as trustee of the William Julian Kennerly REVOCABLE TRUST AGREEMENT dated February 11, 1980, 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 said conveyance, he, in his capacity as such trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 30th day of May, 1995.

My commission expires

8-18-98

Eloise Williams
Notary Public in and for said county and said
state

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