

R96-2076

Inst # 1996-15894

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

RONALD R. KILGO
113 WINDSOR CIRCLE
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY TWO THOUSAND EIGHT HUNDRED FORTY ONE DOLLARS and 24/100 (\$122,841.24) DOLLARS to the undersigned grantor, BELMONT INVESTMENT CORPORATION in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto RONALD R. KILGO and SUSAN P. KILGO, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

PARCEL A:

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE RUN SOUTH ALONG THE WEST SECTION LINE 1740.00 FEET; THENCE TURN LEFT 90 DEGREES 00 MINUTES 00 SECONDS AND RUN EAST 119.70 FEET; THENCE TURN RIGHT 64 DEGREES 18 MINUTES 00 SECONDS AND RUN SOUTHEAST 255.00 FEET; THENCE TURN LEFT 60 DEGREES 43 MINUTES 00 SECONDS AND RUN EAST 88.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 335.90 FEET TO THE WEST RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #119; THENCE TURN LEFT 84 DEGREES 30 MINUTES 00 SECONDS AND RUN NORTH ALONG SAID RIGHT OF WAY 147.80 FEET; THENCE TURN RIGHT 02 DEGREES 59 MINUTES 44 SECONDS AND RUN NORTH ALONG SAID RIGHT OF WAY 79.60 FEET; THENCE TURN LEFT 106 DEGREES 34 MINUTES 06 SECONDS AND RUN WEST 319.54 FEET; THENCE TURN RIGHT 05 DEGREES 15 MINUTES 33 SECONDS AND RUN WEST 28.20 FEET; THENCE TURN LEFT 81 DEGREES 41 MINUTES 27 SECONDS AND RUN SOUTH 180.45 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH ALONG THE WEST SECTION LINE 1740.00 FEET; THENCE TURN LEFT 90 DEGREES 00 MINUTES 00 SECONDS AND RUN EAST 119.70 FEET; THENCE TURN RIGHT 64 DEGREES 18 MINUTES 00 SECONDS AND RUN SOUTHEAST 60.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 194.65 FEET; THENCE TURN LEFT 60 DEGREES 43 MINUTES 00 SECONDS AND RUN EAST 88.00 FEET; THENCE TURN LEFT 84 DEGREES 30 MINUTES 00 SECONDS AND RUN NORTH 180.45 FEET; THENCE TURN LEFT 98 DEGREES 18 MINUTES 00 SECONDS AND RUN WEST 200.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT A 30 FOOT RIGHT OF WAY OF PLANTATION PIPE LINE.

Subject to rights of way, easements and restrictions of record.

\$112,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BELMONT INVESTMENT CORPORATION, AN ALABAMA CORPORATION, by its PRESIDENT, RONALD R. KILGO who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of April, 1996.

BELMONT INVESTMENT CORPORATION

By: Ronald R. Kilgo
RONALD R. KILGO, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RONALD R. KILGO, whose name as PRESIDENT of BELMONT INVESTMENT CORPORATION, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 24 day of April, 1996.

[Signature]
Notary Public

My commission expires: 7/16/98

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