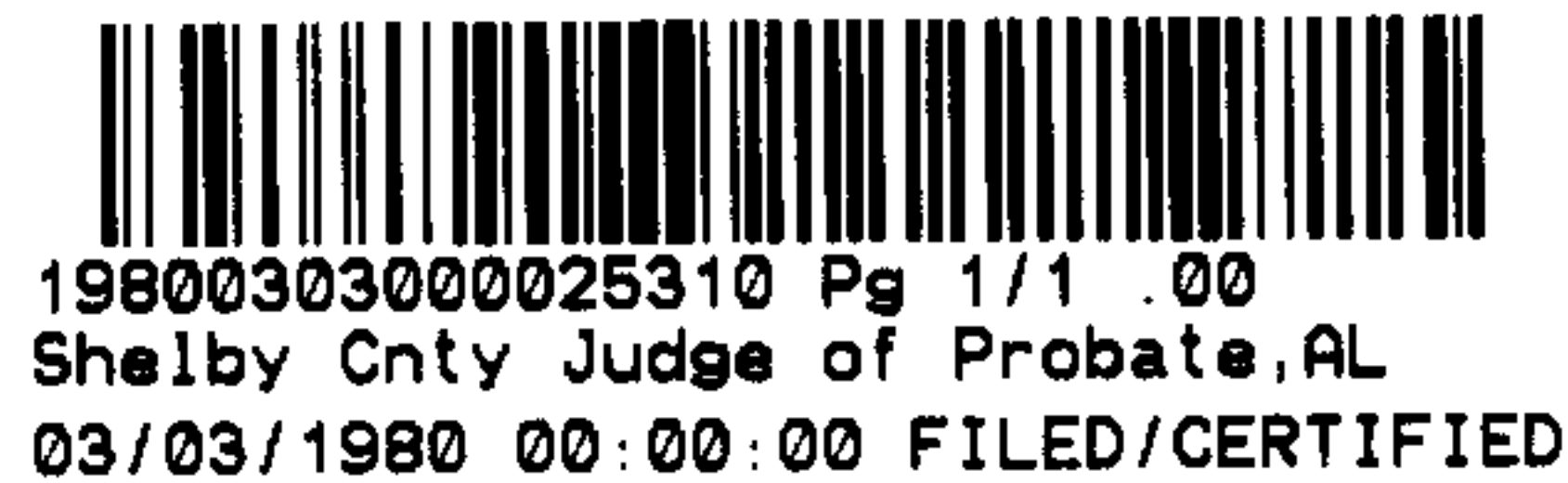


This instrument was prepared by  
(Name) Patrick H. Boone; Attorney at Law; Telephone No. 324-2018

(Address) 1312 City Federal Building, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66  
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixteen Thousand Six Hundred Seventy and 26/100 (\$16,670.26) Dollars,  
and the assumption of the Mortgage described below,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, David L. Kennedy, Jr., and wife, Shirley A. Kennedy,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Duane L. Cornelius, a  
single man,

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

Lot 20, Riverchase—Dividing Ridge Subdivision, First Addition, a subdivision  
of Riverchase, according to plat recorded in Map Book 7, page 3, in the office  
of the Judge of Probate of Shelby County, Alabama.

This conveyance is made subject to all existing restrictions, right of ways, limit-  
ations, easements, exceptions, reservations, releases and covenants of record, including  
but not limited to: (1) Easements as shown on recorded map of said subdivision; (2) Oil,  
gas, petroleum and sulfur, together with all rights incident thereto, as reserved in deed  
from Wesley W. West, et al, to George W. Young, recorded in Deed Book 127, page 140,  
in Probate Office; (3) Agreement with Alabama Power Company dated April 11, 1977, re-  
corded in Misc. Book 21, page 393, in Probate Office; (4) Restrictions as to underground  
cables, recorded in Misc. Book 21, page 392, in Probate Office; (5) Transmission line  
permits to Alabama Power Company recorded in Deed Book 101, page 500; Deed Book 101,  
page 569; in Deed Book 130, page 230, and in Deed Book 173, page 359, in Probate Office;  
(6) Right of way to Shelby County, recorded in Deed Book 102, page 441, and Deed Book  
153, page 190, in Probate Office; (7) Declaration of protective covenants, agreements,  
easements, charges and liens for Riverchase (residential) recorded in Misc. Book 14, page  
536, and Misc. Book 17, page 550, in Probate Office.

Duane L. Cornelius, a single man, the grantee herein, does hereby assume and  
agrees to pay the present outstanding indebtedness in the approximate amount of \$66,744.12  
secured by that certain Mortgage given by David L. Kennedy, Jr., and wife, Shirley A.  
Kennedy, to United Federal Savings and Loan Association filed in the office of the Judge of  
Probate of Shelby County, Alabama, on April 30, 1979, and recorded at Book 391, page 80.

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

And X (we) do for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that ~~MY~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that ~~MY~~ (we) have a good right to sell and convey the same as aforesaid; that ~~MY~~ (we) will and ~~MY~~ (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, we have hereunto set our hands(s) and seal(s), this 27<sup>th</sup>  
day of February, 1980

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

1980 MAR -3 AM 9:38

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

David L. Kennedy, Jr. (Seal)  
David L. Kennedy, Jr.

Shirley A. Kennedy (Seal)  
Shirley A. Kennedy

STATE OF GEORGIA  
Cobb COUNTY }

General Acknowledgment

I, SUSAN D. JARVIS a Notary Public in and for said County, in said State,  
hereby certify that David L. Kennedy, Jr., and wife, Shirley A. Kennedy,  
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 27<sup>th</sup> day of February

PERDUE, JOHNSON, BOONE & JOHNSON  
ATTORNEYS AND COUNSELORS AT LAW

Susan D. Jarvis (Seal)  
Notary Public

BOOK 325 PAGE 211