

This Instrument Prepared by  
James G. Henderson  
11 West Oxmoor Rd., Suite 405  
Birmingham, Alabama 35209

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY )

19811130000126690 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
11/30/1981 00:00:00 FILED/CERTIFIED

That in consideration of Thirteen Thousand Five Hundred and no/100 (\$13,500.00) Dollars to the undersigned Grantors, John Rodger Dement and wife, Kelly S. Dement, in hand paid by James G. Henderson and David G. Adams, (sometimes hereinafter referred to as Grantees), the receipt whereof is hereby acknowledged, the said Grantors do grant, bargain, sell and convey unto James G. Henderson and David G. Adams, the following described real estate situated in Shelby County, Alabama, to wit:

The western  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 20 South, Range 4 West, situated in Shelby County, Alabama.

Less and except the following:

(1) That part, if any, that lies Northwest of County Highway right-of-way.

(2) Mineral and mining rights and rights incident thereto excepted in Book 21, Page 430.

(3) Right of way in favor of Alabama Power Company recorded in Deed Book 215, Page 327.

(4) Right of way in favor of Shelby County, Alabama, recorded in Deed Book 221, Page 368.

This conveyance is subject to a purchase money mortgage in the amount of \$6,500.00 executed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all liens and encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 my hands and seals this the 30<sup>th</sup> day of November, 1981.

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1981 NOV 30 PM 3: 15

James G. Henderson, Jr.  
JUDGE OF PROBATE

John Rodger Dement  
John Rodger Dement

Kelly S. Dement  
Kelly S. Dement

STATE OF ALABAMA )

JEFFERSON COUNTY )

Deed 7.00  
Rec. 1.50  
Ind. 1.00  
9.50

Security 417-153

General Acknowledgement

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John Rodger Dement and wife, Kelly S. Dement 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 30<sup>th</sup> day of November, 1981.

Notary Public

My Commission Expires: 7/31/83