

Prepared by:
Ray F. Robbins, II
125 E. North Street
Talladega, AL 35160

30,000.00

STATE OF ALABAMA

SHELBY COUNTY

THIS INDENTURE made and entered into on this the 9th day of February, 1982, by and between Charles B. Berry and wife, Janet M. Berry, herein referred to as Grantors and G. NORMAN KENNESSEY, Jr. and wife, JUDY V. KENNESSEY, herein referred to as Grantees.

WITNESSETH: That the Grantors for and in consideration of One and No/100 (\$1.00) Dollars and other good and valuable consideration, cash in hand paid, the receipt of which is acknowledged, have this day given, granted, bargained sold and conveyed and do by these presents give, grant, bargain, sell and convey to the Grantees, for and the during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being situated in the County of Shelby, State of Alabama, to-wit:

Commence at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence southerly along the west line of said quarter-quarter 755.82 feet to the point of beginning of the property being described, thence continue along last described course 399.44 feet to a point, thence 90 degrees 31 minutes left 670.91 feet to a point; thence 62 degrees 20 minutes left 91.09 feet to a point; thence 27 degrees 25 minutes left 202.12 feet to a point; thence 90 degrees 33 minutes left 30.0 feet to a point; thence 90 degrees 33 minutes right 120.36 feet to a point; thence 90 degrees 33 minutes left 681.02 feet to the point of beginning, containing 6.40 acres and being marked on the corners with iron pins as shown on the plat. And including the following description for an access easement for ingress and egress to the property. Commence at the Northeast corner of the tract described above, thence southerly on a projection of the east line of tract 120.36 feet to a point; thence 89 degrees 27 minutes left 30.0 feet to a point; thence 89 degrees 27 minutes left 449.33

feet to a point; thence 89 degrees 27 minutes right 628.50 feet to the line of a paved County Road, thence 89 degrees 27 minutes left 60.0 feet to a point; thence 90 degrees 33 minutes left 658.50 feet to a point; 49 degrees 27 minutes left 409.33 feet to the point of beginning of the just described easement, less and except any portion of the just described description that overlaps the right of way of the said County Road.

LESS AND EXCEPT: Commence at the northwest corner of the Southeast Quarter of the Southeast Quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence run southerly along west line of said quarter-quarter section 755.82 feet to the point of beginning of the property being described thence continue along last described course 63.97 feet to a point; thence 90 degrees 49 minutes left and run easterly 681.31 feet to a point on the west line of a 30 foot wide excess easement; thence 89 degrees 27 minutes left and run northerly along west line of said excess easement 63.97 feet to a point; thence 90 degrees 33 minutes left and run westerly 681.02 feet to the point of beginning containing 1.0 acre and marked on corners with iron pins.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in any wise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And the Grantors do hereby covenant with and represent unto the grantees that they are seized in fee of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the same day and year first above written.

Charles B. Berry
Charles B. Berry

Janet M. Berry
Janet M. Berry

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for the above County and State, hereby certify that Charles B. Berry and wife, Janet M. Berry 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand, this *9th* day of *February*....., 1982.



Ray J. Robbins
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1982 FEB 15 AM 8 34

Deed TAX 30.00
Rec 4.50
Ind 1.00
35.50

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

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