

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
2032 Valleydale Road
(Address) Birmingham, AL 35244

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Palham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100ths (\$500.00)

LOT VALUE \$25,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jerry Ball and Holly Ball

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Leonard S. Kendrick

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

Parcel A: Lot 2, according to Royal Oaks, 4th Sector, Unit 1 as recorded in Map Book 9, Page 64, in the Probate Office of Shelby County, Alabama.

Parcel B:

Begin at the South West Corner of Lot 2 Royal Oaks 4th Sector, Unit 1, as recorded in Map Book 9, Page 64, in the Probate Office of Shelby County, Alabama. Run South along West boundry of SW 1/4 -NW 1/4 Sec. 2, Township 20 South, Range 3 West a distance of 241.62 feet, thence turn an angle of 87 degree 44 min. 57 sec., to the left and run 160 feet, thence turn an angle to the left of 79 degree, 30 min. and run a distance of 313 feet more or less to a point on the Southline of said Lot 2 Royal Oaks 4th Sector Unit 1, thence turn an angle to the left and run Southwesterly and Westerly along the South line of said Lot 2, to the point of beginning.

Subject to easements, right of ways and restrictions of record.

GRANTOR RESERVES unto itself, its successors or assigns, all oil, gas, mineral and mining rights that it may own.

A ten (10) foot easement across the front of Lot 2 Royal Oaks, 4th Sector, Unit 1, is hereby established to allow the driveways of lots 1 and 3 Royal Oaks, 4th Sector, Unit 1 to connect to Royal Way.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30th day of July, 19 86

1. Deed Tax \$ 25.00

2. Mig. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 28.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 AUG -8 AM 8:49

JUDGE OF PROBATE

Jerry Ball
Jerry Ball

Holly Ball
Holly Ball

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that Jerry Ball and Holly Ball

a Notary Public in and for said County,

whose name(s) 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 30th day of July, A.D. 19 86

FIRST SOUTHERN FEDERAL SAVINGS & LOAN
RIVERCHASE BRANCH
P. O. BOX 36577

Form Ala.BIRMINGHAM, ALA. 35236

Notary Public