

444

TITLE NOT EXAMINED

This instrument was prepared by

(Name) Courtney H. Mason, Jr.  
PO Box 360187  
(Address) Birmingham, AL 35236-0187



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, 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 Twelve thousand & 00/100ths (\$12,000.00)

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

Johnny N. Allen, a married man

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

Randall L. Kendrick d/b/a/ D & R Kendrick Construction

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

A tract of land located in Jefferson County, Alabama, described as follows:  
Begin at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 20 South, Range 5 West; thence run North 0 degrees 14 minutes 24 seconds East, along the West line of said 1/4 - 1/4 399.60 feet to a point on the Southeasterly right of way line of the Old Tuscaloosa Highway, said point being situated on a curve to the right having a central angle of 3 degrees 40 minutes 16 seconds and a radius of 3901.75 feet; thence run along the arc of said curve, and said right of way line, in a Northeasterly direction 250.00 feet; thence run South 15 degrees 53 minutes 51 seconds East 619.58 feet to a point on the South line of said 1/4 - 1/4; thence run North 89 degrees 05 minutes 56 seconds West, along said South line of said 1/4 - 1/4 332.60 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This is not homestead property as defined by the code of Alabama  
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 3rd  
day of June, 19 87

STATE OF ALABAMA  
SHELBY COUNTY  
1987 JUN -4 PM 3:51

(SEAL)

Johnny N. Allen

(SEAL)

(SEAL)

(SEAL)

1. Deed Tax \$ 12.00 (SEAL)  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00 (SEAL)  
TOTAL 15.50

STATE OF Alabama  
Shelby COUNTY }

General Acknowledgment

I, the undersigned  
in said State, hereby certify that

a Notary Public in and for said County.

Johnny N. Allen, a married man

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 3rd day of June

NOTARY PUBLIC  
My commission expires: 12/6/87