

This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Mr. Steve Kendricks  
(Address) \_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 (\$22,500.00) DOLLARS

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

CLAUDE F. PEACOCK and wife, NEVILLE S. PEACOCK

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Leonard S. Kendrick d/b/a  
STEVE KENDRICKS CONSTRUCTION

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

Lot 221-B, according to the Resurvey of Lot 221 of Chandalar South, Sixth Sector as recorded in Map Book 11 page 36 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: All easements, restrictions, and rights of way of record.  
Mineral and mining rights if not owned by Grantor.

The legal description above was obtained from a survey by Amos Cory, Registered Land Surveyor #10550 dated July 6, 1987.

1. Deed Tax \$ 22.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 26.00

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 \_\_\_\_\_  
day of November, 19 87

\_\_\_\_\_  
STATE OF ALA. SHELBY CO. (Seal)  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)  
1987 DEC -1 PM 12:47 (Seal)

Claude F. Peacock (Seal)  
\_\_\_\_\_  
Claude F. Peacock  
Neville S. Peacock (Seal)  
\_\_\_\_\_  
Neville S. Peacock (Seal)

\_\_\_\_\_  
STATE OF ALABAMA  
SHELBY

County }

General Acknowledgment

I, \_\_\_\_\_ the undersigned \_\_\_\_\_ a Notary Public in and for said County,  
in said State, hereby certify that Claude F. Peacock and wife, Neville S. Peacock

whose name(s) are signed to the foregoing conveyance, and who are is 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 \_\_\_\_\_ day of November, 19 87