

SEND TAX NOTICE TO:

(Name) H. Walker & Assoc.  
2172 Hwy 31 So  
(Address) Pelham, Al 35007

This instrument was prepared by  
(Name) Harold R. Walker

(Address) Pelham, Al

Form 1-1-5 Rev. 5/82  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twelve Thousand & No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Boyd C. Kendrick and Alice J. Kendrick

(herein referred to as grantors) do grant, bargain, sell and convey unto

Stoney Ridge Development Corp.

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

From the NW corner of the SW Quarter of the SE quarter of Sec28, Township 20 South, Range 3 West, run East along the North line of said SW/SE quarter 210 feet to a point of beginning, then run east along said line 420 feet, then turn an angle of 90 deg. to the right and run a distance of 390 feet, thence turn an angle of 90 deg. to right and run a distance of 200 feet more or less to the east boundary of SunnyBrook S/D, thence turn an angle to the right and run along the east boundary a distance of 150 feet, more or less, thence turn an angle to the left and run along the north boundary of Sunny Brook S/D a distance of 220 feet to the C/L of Griffin Drive, thence turn an angle to the right and run a distance of 243 feet more or less to the point of beginning. Said parcel containing 3 acres.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 13<sup>th</sup>

day of January, 1989

WITNESS:  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
89 NOV -3 AM 8:14  
Need Tax 12.00  
Rec 2.50  
Jud 3.00  
Cert 1.00  
18.50

Boyd C. Kendrick (Seal)  
Alice J. Kendrick (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } JUDGE OF PROBATE

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Boyd c. Kendrick and Alice J. Kendrick whose name 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 13<sup>th</sup> day of JANUARY A. D., 1989  
Robert K. Fleming