

This instrument was prepared by:

Send Tax Notice To:

Paden and Paden, Attorneys  
1722 2nd Avenue North  
Bessemer, AL 35020

Kenneth L. Rosser &  
Kelly K. Rosser

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY )

NOW THEREFORE, in consideration of Three Hundred Ninety Thousand Six Hundred Sixty and 00/100 Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles David Adderhold and wife, Carolee J. Adderhold (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Kenneth L. Rosser and wife, Kelly K. Rosser (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby and Bibb County, Alabama to wit:

Lot or Parcel No. 2 of a Resurvey of Whispering Pines Farms as recorded in Map Book 13, Page 131, in the Office of the Judge of Probate of Shelby County, Alabama and described by metes and bounds as follows:

Beginning at the northwest corner of the NE 1/4 of the SE 1/4 of Section 11, Township 21 South, Range 5 West, Shelby County, Alabama and run thence North  $86^{\circ} 46' 18''$  East along said 1/4-1/4 line a distance of 1,331.96' to a point, thence run South  $44^{\circ} 30' 00''$  East a distance of 178.61' to a point, thence run South  $30^{\circ} 32' 00''$  East a distance of 619.12' to a point, thence run South  $3^{\circ} 17' 00''$  East a distance of 213.39' to a point on the northerly right of way line of Highway No. 13 in a curve to the left having a central angle of  $8^{\circ} 49' 15''$  and a radius of 5,465.00', thence run west-southwesterly along the arc of said curve an arc distance of 841.35' to the P.T. of said curve, thence continue along the tangent of said curve South  $75^{\circ} 04' 34''$  West a distance of 905.70' to a point on the west line of the NE 1/4 of the SE 1/4 of said Section 11, thence run North  $3^{\circ} 52' 20''$  West along said quarter-quarter line a distance of 494.12' to a point, thence run North  $27^{\circ} 59' 13''$  West a distance of 122.12' to a point, thence run North  $60^{\circ} 20' 39''$  East a distance of 55.41' to a point on the same said west line of the NE 1/4 of the SE 1/4, thence run North  $3^{\circ} 52' 20''$  West along said 1/4-1/4 line a distance of 558.33' to the point of beginning.  
LESS AND EXCEPT any and all mining and mineral rights.

SUBJECT TO:

1. Taxes due in the year 1990, a lien, but not yet payable.
2. Oil, gas and mineral lease dated 6-5-81 in favor of Jack E. Klinger recorded in Book 339, page 543 and assigned to Sohio Petroleum Company in Misc. Book 50, Page 507.
3. Oil, gas and mineral lease from A. E. Burgess, et ux, to Jack E. Klinger dated 6-5-81 and recorded in Deed Book 113, page 189.
4. Right of way in favor of Shelby County recorded in Deed Book 221, page 403.
5. All oil, gas, coal, iron sulphur and all other mineral rights together with all rights incidental thereto in Deed Book 348, page 614.
6. Permit to Alabama Power Company in Real Volume 133, page 607, Shelby County, Alabama.

\$325,000.00 of the above referred to consideration is in the form of purchase money mortgages filed simultaneously herewith.

✓ Paden : Paden

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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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, I have hereunto set my hand and seal this 3rd day of April, 1990.

*Charles David Adderhold*  
 Charles David Adderhold

*Carolee J. Adderhold*  
 Carolee J. Adderhold

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STATE OF ALABAMA )  
 JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles David Adderhold and wife, Carolee J. Adderhold, 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 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 April, 1990.

*Robert Paul*  
 Notary Public

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

90 APR 11 AM 8:44

*William H. [Signature]*  
 JUDGE OF PROBATE

1. Deed Tax	\$ 66.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 75.00</b>