

Value conveyed: \$150,000.

1395

THIS INSTRUMENT PREPARED BY:
Gary S. Schiff, Attorney
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
J. Michael Kennedy
4905 Powell Avenue
Birmingham, Alabama 35222

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, James W. Fletcher, a married man, J. Michael Kennedy, a married man, J. Bert Smith, Jr., a married man and George E. Simpson, a married man, (herein referred to as "grantor" whether one or more) grant, bargain, sell and convey unto Three J's and G Development, a general Alabama partnership, consisting of James W. Fletcher, J. Michael Kennedy, J. Bert Smith, Jr. and George E. Simpson (herein referred to as "grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 6, 7 and the South 1/2 of 8, all in Block 2, Nickerson-Scott survey in Map Book 3, page 34 and recorded in the Judge of Probate Office in Shelby County, Alabama. LESS AND EXCEPT the right of way for U.S. Highway No. 31.

SUBJECT TO:

BOOK 364 PAGE 606

1. Advalorem taxes for the current tax year.
2. Mineral and mining rights if not owned by Grantor.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 57, page 379; Deed Book 60, page 166; Deed Book 48, page 618; and Deed Book 133, page 82, in said Probate Office.
4. Right-of-way granted to Shelby County by instrument recorded in Deed Book 104, page 110, and Deed Book 167, page 355, in said Probate Office.
5. Easement to American Telephone and Telegraph as shown by instrument recorded in Deed Book 109, page 191, in said Probate Office.
6. Right-of-way for U.S. Highway No. 31.

GRANTORS HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD AS DEFINED BY CODE SECTION 6-10-2 OF SAID GRANTORS.

TO HAVE AND TO HOLD Unto the said grantee, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his her or their heirs and assigns forever, against the lawful claims of all persons.

Najjar

IN WITNESS WHEREOF, we have hereunto set our hands and seals,
this 16th day of September, 1991.

James W. Fletcher
James W. Fletcher

J. Michael Kennedy
J. Michael Kennedy

J. Bert Smith, Jr.
J. Bert Smith, Jr.

George E. Simpson
George E. Simpson

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Fletcher, a married man, J. Michael Kennedy, a married man, J. Bert Smith, Jr., a married man and George E. Simpson, a married man, 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 16th day of September, 1991.

Harry S. Schuff
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MAY 11, 1992

BOOK 364 PAGE 607

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP 19 PM 12:11

JUDGE OF PROBATE

1. Deed Tax	150.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	2.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	158.00