

SEND TAX NOTICE TO:

(Name) F. DONOVAN KENDRICK & BETH ANN  
1031 Merry Fox Farm KENDRICK  
 (Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
2100 SouthBridge Parkway Suite 650  
 (Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84  
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of FOURHUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JAMES D. PARKER and spouse LESLIE LYNN PARKER

(herein referred to as grantors) do grant, bargain, sell and convey unto  
F. DONOVAN KENDRICK and BETH ANN KENDRICK

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

THE PROPERTY CONVEYED BY THIS INSTRUMENT IS DESCRIBED ON EXHIBIT  
 "A" ATTACHED HERETO, MADE A PART HEREOF, AND INCORPORATED HEREIN  
 FOR ALL PURPOSES.

ALL OF THE CONSIDERATION FOR THIS PURCHASE WAS PAID FROM THE  
 PROCEEDS OF TWO (2) MORTGAGE LOANS CLOSED SIMULTANEOUS WITH  
 THIS CONVEYANCE

1.00  
 5.00  
 4.00  
 10.00

BOOK 378 PAGE 374

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 22  
 day of November, 19 91.

WITNESS:

\_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)  
 \_\_\_\_\_  
 (Seal)

James D. Parker (Seal)  
JAMES D. PARKER (Seal)  
Leslie Lynn Parker (Seal)  
LESLIE LYNN PARKER

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,  
 hereby certify that JAMES D. PARKER and LESLIE LYNN PARKER  
 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 22nd day of November, A. D., 19 91

Gene W. Gray, Jr. Notary Public.

CORLEY, MONCUS & WARD, P.C.

EXHIBIT "A"

A parcel of land in the Survey of Merry Fox Farms recorded in Map Book 11, page 12 in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

A parcel of land in Sections 16 and 17, Township 21 South, Range 2 West, Shelby County Alabama, described as follows:

Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of said Section 17, thence run North along the West 1/4 - 1/4 line 70.70 feet, thence turn right 94 degrees, 29 minutes, 17 seconds and run East 641.79 feet to the center of an unpaved road; thence turn left 81 degrees, 17 minutes, 36 seconds and run Northeast along said road 331.96 feet to the point of beginning; thence turn right 81 degrees, 56 minutes, 38 seconds and run East 2054.12 feet, thence turn left 94 degrees, 01 minutes, 50 seconds and run North 96.57 feet; thence turn right 05 degrees, 39 minutes, 11 seconds and run North 308.41 feet, thence turn left 13 degrees, 19 minutes, 03 seconds and run Northwest 400.18 feet; thence turn right 32 degrees, 26 minutes, 58 seconds and run Northeast 120.33 feet to a point on the North line of the SE 1/4 of the SW 1/4 of Section 16 (said point being 113.08 feet East of the northwest corner of said 1/4 - 1/4 section); thence turn left 111 degrees, 07 minutes, 41 seconds and run West 1452.35 feet to the Northwest corner of the SW 1/4 of the SW 1/4 of Section 16, thence turn right 00 degrees, 36 minutes, 36 seconds and run West along the North line of the SE 1/4 of the SE 1/4 of Section 17 a distance of 28.22 feet to a point in the center of said unpaved road; thence turn left 76 degrees, 49 minutes, 13 seconds and run South along said road 31.28 feet; thence turn right 30 degrees, 44 minutes, 01 seconds and run Southeast along said road 20.43 feet; thence turn right 19 degrees, 34 minutes, 40 seconds and run Southeast along said road 55.31 feet; thence turn right 17 degrees, 28 minutes, 44 seconds and run Westerly along said road 192.02 feet; thence turn left 06 degrees, 01 minutes, 19 seconds and run Southwest along said road 109.21 feet; thence turn left 46 degrees, 21 minutes, 39 seconds and run Southwest along said road 55.85 feet; thence turn left 18 degrees, 37 seconds and run Southwest along said road 129.58 feet; thence turn right 10 degrees, 35 minutes, 31 seconds and run Southwest along said road 101.91 feet; thence turn left 11 degrees, 45 minutes, 06 seconds and run Southwest along said for 139.13 feet; thence turn left 00 degrees, 36 minutes, 30 seconds and run Southwest along said road 406.23 feet to the point of beginning. The north 60 feet of the above described property is reserved as a non-exclusive easement for ingress, egress and utilities.

Subject to:

Advalorem taxes due October 1, 1992.

Right of way granted to Alabama Power Company by instrument recorded in Volume 117, Page 127, in said Probate Office.

Right of way as recorded in Volume 17, Page 537, in said Probate Office.

Less and except any part of subject property lying within a public right of way

Non exclusive easement over, under and upon the westerly 30 feet which is reserved as a non exclusive easement for ingress and egress and public utilities.

Restrictions appearing of record in Real 147, Page 540 and Real 134, Page 841, in said Probate Office.

Mineral and mining rights not owned by the Grantor.

BOOK 378 PAGE 375

STATE OF ALABAMA  
I CERTIFY THAT  
THIS INSTRUMENT WAS FILED

91 DEC 18 AM 11:47

JUDGE OF PROBATE

1. Deed Tax	\$10.00 TAX
2. Mtg. Tax	\$0.00
3. Recording Fee	\$3.00
4. Indexing Fee	\$1.00
5. No Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$16.00