

.. R94.1628

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JERRY A. SCHOFIELD
8495 HIGHWAY 155
MONTEVALLO, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY EIGHT THOUSAND EIGHT HUNDRED DOLLARS and 00/100 (\$158,800.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, STEVE KENDRICK D/B/A STEVE KENDRICK CONSTRUCTION the receipt of which is acknowledged, we, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JERRY A. SCHOFIELD and GAYLA C. SCHOFIELD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1 ACCORDING TO THE SURVEY OF PARK FOREST, SECTOR 7, PHASE 1, AS RECORDED IN MAP BOOK 19 PAGE 33 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. Building setback line of 50 feet reserved from Forest Parkway as shown by plat.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 121 page 191 and Deed 154 page 423 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 122 page 333; Deed 325 page 546 and Real 45 page 210 in Probate Office.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 19 page 33 in Probate Office.

\$137,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

12/08/1994-36057
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 33.00

Inst # 1994-36057

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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, STEVE KENDRICK D/B/A STEVE KENDRICK CONSTRUCTION, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of November, 1994.

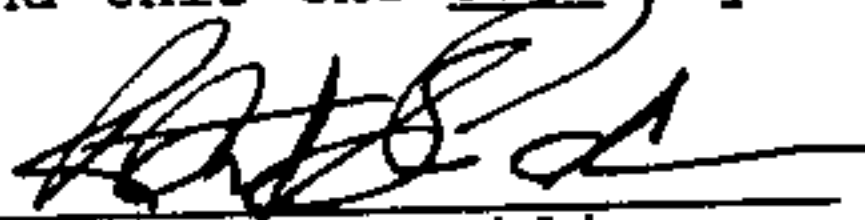

STEVE KENDRICK D/B/A STEVE KENDRICK
CONSTRUCTION

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEVE KENDRICK D/B/A STEVE KENDRICK CONSTRUCTION, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of November, 1994.


Notary Public

My commission expires: 7/16/98

Inst # 1994-36057

12/08/1994-36057
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 33.00