

THIS INSTRUMENT PREPARED BY:
William M. Phillips, Jr., Esquire
Lange, Simpson, Robinson &
Somerville
1700 First Alabama Bank Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Charles Herndon and
Kent Johnson Herndon
109 Loyola Circle
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Thirty Five Thousand and no/100 (\$135,000.00) DOLLARS and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, R & J BUILDING COMPANY, INC., an Alabama corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto CHARLES R. HERNDON and KENT JOHNSON HERNDON, husband and wife (herein referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9-A, according to a Resurvey of Lots 5 thru 12, St. Charles Place - Phase IV, as recorded in Map Book 19, Page 83, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Ad valorem taxes for the year 1996 and subsequent years which are not yet due and payable.
2. 30 foot building line as shown on Map recorded in the Office of the Judge of Probate of Shelby County, Alabama.
3. Restrictions as shown on map recorded in said Probate Office.
4. Restrictions appearing of recorded in Instrument #1994-21613, in said Probate Office.

TO HOLD unto the 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 tenant in common.

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And the Grantor does, for itself and for its successors and assigns, covenant with the said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 4th day of December, 1995.

R & J Building Company, Inc.

By: James J. Ransom, Jr. (Seal)
Its: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James J. Ranson, Jr., whose name as President of R & J Company, Inc., an Alabama corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 4th day of December, 1995.

Wm M. Phyllis
Notary Public
My Commission expires: 11/30/97

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