

\$ 66,250

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 1996-17718

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Basil E. Kennedy and wife, Maudrine D. Kennedy (herein referred to together as grantor), grant, bargain, sell and convey unto Maudrine D. Kennedy (herein referred to as grantee), the real estate, situated in Shelby County, Alabama, described on the attached Exhibit One, subject to easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, her 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 grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals, this 30 day of May, 1996.

Witness:

Billie Schatz
Isabel C. Chaffin
Billie Schatz
Isabel C. Chaffin

Basil E. Kennedy
Basil E. Kennedy

Maudrine D. Kennedy
Maudrine D. Kennedy
Inst # 1996-17718

860 OAK Mt Park Rd.
Pelham, Ala. 35124

06/03/1996-17718
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 80.00

Exhibit One

Commence at the Southwest corner of the NW 1/4 - SE 1/4 of said Section 26 for a point of beginning; thence northerly along the west line of said 1/4-1/4 1328.77 feet; thence 66 deg 20' 09" right 412.21 feet to the Southwesterly right-of-way margin of Alabama Highway #119; thence 95 deg 46' 27" right and along and with said Southwesterly right-of-way margin 904.16 feet to the point of curvature of a curve to the right; said curve having a central angle of 1 deg 58' 53" and a radius of 8640.01 feet, thence along the arc of said curve and Southwesterly right-of-way margin 298.79 feet to the point of tangent of said curve; thence along said Southwesterly right-of-way margin 23.98 feet; thence 105 deg 54' 32" right and leaving Southwesterly right-of-way margin 261.00 feet; thence 103 deg 09' 56" left 349.67 feet to the south line of the NW 1/4 - SE 1/4 of said Section 26; thence 104 deg 44' 38" right and along said south 1/4 - 1/4 line 567.58 feet to the Southwest corner of said 1/4 - 1/4 and the point of beginning, containing 18.50 acres, more or less.

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Basil E. Kennedy and Maudrine D. Kennedy, 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 30 day of May, 1996
-

Valerie Tyler
Notary Public
My Commission Expires: Jan. 8, 1997

This instrument was prepared by
Douglas I. Friedman, Attorney
Suite 210
2000-A Southbridge Parkway
Birmingham, Alabama 35209

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