

Send Tax Notices to:

Russell S. Roberts

355 County Road 338
Chelsea, AL 35043

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of **EIGHTY SEVEN THOUSAND FIVE HUNDRED DOLLARS** and 00/100-----(\$87,500.00) to the undersigned Grantor(s), **A. J. Kendrick, a married man and Vida Jean Payne, a married woman and Robbie Marie K. Alverson, a married woman and Edward Wayne Kendrick, a married man and Jimmy Paul Kendrick, a married man and Barbara Alverson, a married woman and Wanda K. Moore, a married woman** (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said **Russell S. Roberts and Tate H. Roberts** (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in **Shelby County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to:

1. Advalorem taxes for the current tax year 1996.
2. Easements, restrictions and reservations of record.

\$81,300.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantors or of said grantors spouses as defined by Code Section 6-10-2.

The above named grantors constitute all the heirs of Gladys Kendrick who departed this life on December 3, 1994.

Inst # 1996-31040

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SHELBY COUNTY JUDGE OF PROBATE
B04 NCB 22.58

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TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of September, 1996.

A. J. Kendrick
A. J. Kendrick

Vida Jean Payne
Vida Jean Payne

Robbie Marie K. Alverson
Robbie Marie K. Alverson

Edward Wayne Kendrick
Edward Wayne Kendrick

Jimmy Paul Kendrick
Jimmy Paul Kendrick

Barbara Alverson
Barbara Alverson

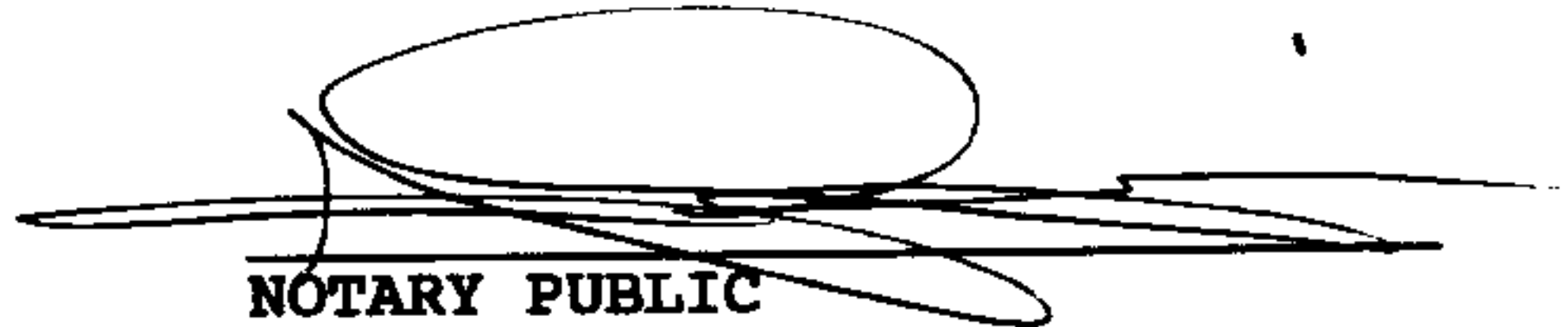
Wanda K. Moore
Wanda K. Moore

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that A. J. Kendrick, a married man and Vida Jean Payne, a married woman and Robbie Marie K. Alverson, a married woman and Edward Wayne Kendrick, a married man and Jimmy Paul Kendrick, a married man and Barbara Alverson, a married woman and Wanda K. Moore, a married woman, 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/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 13th day of September, 1996.



NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: 10-24-99

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Commence at the Commence at the NE Corner of the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West; thence run Southerly along the East line thereof 651.03 feet to the South line of a 60' easement and the point of beginning; thence continue along the last described course 661.20 feet; thence 88 degrees 45' 43" right run Westerly 394.26 feet; thence 91 degrees 12' 57" right run Northerly 307.18 feet; thence 45 degrees 01' 37" left run Northwesterly 60.11 feet; thence 45 degrees 00' 44" right run Northerly 313.35 feet to the South line of said 60' easement; thence 89 degrees 09' 20" right run Easterly along said Easement line 437.06 feet to the point of beginning.

Also: An access easement, being more particularly described as follows: Commence at the NE corner of the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West; thence run South along the East line of said 1/4 section 594.06 feet to the point of beginning; thence 89 degrees 12' right run Westerly 2106.94 feet; thence 40 degrees 15' 56" left run 92.82 feet; thence 139 degrees 44' 04" left run Easterly 2176.94 feet to the East line of said 1/4 section; thence 89 degrees 12' left run North along the East line of said 1/4 Section 60.0 feet to the point of beginning.

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