

(Name) Kessler
(Address) 3505 Bent River Road 35216

This instrument was prepared by

(Name) Nina J. Kessler
(Address) 3505 Bent River Road, Birmingham, AL 35216

Form 1-1-87 Rev. 1-84
WARRANTY DEED - MAHIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

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

That in consideration of Thirty thousand Dollars (\$30,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Charles G. Kessler, Jr., a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Charles G. Kessler, III, Jason D. Kessler and Margaret A. Kessler
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at the northwest corner of the northwest quarter of the southeast quarter of Section 15, Township 18 South, Range 1 West; thence south 47 degrees 38 minutes 28 seconds east along diagonal line 1,080.00 feet to the point of beginning of tract herein described; thence continue south 47 degrees 38 minutes 28 seconds east along diagonal line 793.94 feet to the southeast corner of northwest quarter of southeast quarter of Section 15; thence north 2 degrees 36 minutes 23 seconds west along the east line of said quarter-quarter section 1,328.56 feet to the northeast corner of the northwest quarter of southeast quarter of Section 15; thence south 87 degrees 12 minutes 30 seconds west along the north line of said quarter-quarter section 556.00 feet; thence south 0 degrees 47 minutes 27 seconds west 765.73 feet to the point of beginning; being situated in a part of the northeast diagonal of the northwest quarter of southeast quarter of Section 15, Township 18 South, Range 1 West, Shelby County, Alabama, being situated in Shelby County, Alabama.

This property is not nor has it ever been the homestead of the Grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 31st day of October, 1997.

(Seal)

Charles G. Kessler, Jr.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles G. Kessler, Jr., a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, A. D. 1997

James L. Richardson
Notary Public.
My commission expires 3/13/2000

03/03/1998-08149
01:17 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCB 39.50

Kadco

1998-08149