

R9810-2673

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

TURNER, NORTON & JERNIGAN, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

RONALD D. KIDDER
LAKESIDE DRIVE
HARPERSVILLE, AL 35078

Inst # 1998-42819

STATE OF ALABAMA)

10/30/1998-42819
02:01 PM CERTIFIED

COUNTY OF SHELBY)

SHELBY COUNTY JUDGE OF PROBATE
002 CRH 53.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY THOUSAND and 00/100 (\$170,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES DEAN BROOKS, AN UNMARRIED MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RONALD D. KIDDER and VICKI G. KIDDER, HUSBAND AND WIFE, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

THE NW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 EAST.

LESS AND EXCEPT THE SOUTHWEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, (A 2" CAPPED PIPE), AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1293.90 FEET TO A POINT, (A 2" CAPPED PIPE AT THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION); THENCE TURN AN INTERIOR ANGLE OF 90 DEGREES, 40 MINUTES, 25 SECONDS AND RUN TO THE RIGHT IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1319.13 FEET TO A POINT, (A 2" CAPPED PIPE AT THE NORTHWEST CORNER OF SAID 1/4-1/4 SECTION); THENCE TURN AN INTERIOR ANGLE OF 44 DEGREES, 06 MINUTES, 27 SECONDS AND RUN TO THE RIGHT IN A SOUTHEASTERLY DIRECTION ALONG THE DIAGONAL OF SAID 1/4-1/4 SECTION A DISTANCE OF 1858.33 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Right-of-way granted to South Central Bell Telephone Company recorded in Real Volume 103, Page 464 and Volume 322, Page 205.
3. Right-of-way granted to Alabama Power Company recorded in Volume 139, Page 418.
4. Right-of-way granted to Plantation Pipeline as recorded in Volume 112, Page 351, Volume 112, Page 345 and Volume 253, Page 389.
5. Right-of-way granted to Shelby County, Alabama, as recorded in volume 104, Page 458, and as described by Condemnation proceedings recorded in Probate Minutes Record 11, Page 83.
6. Easements as set forth in Deed Volume 328, Page 744.

\$128,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever. 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, CHARLES DEAN BROOKS, AN UNMARRIED MAN, have hereunto set his, her or their signature(s) and seal(s), this the 5th day of October, 1998.


CHARLES DEAN BROOKS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES DEAN BROOKS, AN UNMARRIED MAN, 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 5th day of October, 1998.



Notary Public
My commission expires: 1-24-99

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