

This Instrument was prepared by:
William R. Justice
Attorney at Law
P.O. Box 977
Columbiana, Alabama 35051

Send Tax Notice To:
Billy Thomas
322 Hwy 25 East
Columbiana, Al 35051

WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Thousand and no/100 (\$200,000.00) to the undersigned grantor(s), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **BOYD KENDRICK**, an unmarried man, (herein referred to as grantor(s), grants, bargains, sells and conveys unto **BILLY THOMAS d/b/a BILLY THOMAS BUILDING & REMODELING** (herein referred to as grantee), the following described real situated in **SHELBY** County, Alabama, to-wit:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, and run South 00 deg. 00 min. West for 364.25 feet; thence right 90 deg. 10 min. 30 sec. and run Westerly for 2497.93 feet; thence right 86 deg. 20 min. 49 sec. and run Northerly for 60.12 feet to a point of intersection with the Northerly right-of-way line of Burnt Pine Drive, said point being the SE corner of Lot 1, Abernathy's Addition to Eagle Wood Estates, as recorded in Map Book 11, Page 61 in the Probate Office of Shelby County, Alabama; thence left 86 deg. 20 min. 49 sec. and run Westerly along the Northerly right-of-way line of said Burnt Pine Drive for 481.39 feet to the point of beginning; thence continue along last described course for a distance of 577.40 feet to the SE corner of Lot 5 of said Abernathy's Addition to Eagle Wood Estates; thence left 90 deg. 00 min. and run Northerly along the East line of Lot 5 for 905.48 feet, more or less, to the NE corner of Property described in Inst. No. 1997-33807 in the Probate Office of Shelby County, Alabama; thence right 90 deg. 02 min. 38 sec. and run Easterly for 1001.04 feet; thence right 86 deg. 18 min. 11 sec. and run Southerly 606.89 feet to the NE corner of Lot 1 of said Abernathy's Addition to Eagle Wood Estates; thence right 93 deg. 39 min. 11 sec. and run Westerly for 481.39 feet; thence left 93 deg. 39 min. 11 sec. and run Southerly for 300.00 feet to the point of beginning.

ALSO, an easement for ingress and egress, described as follows: Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, and run South along the East line of said 1/4 - 1/4 line for 364.25 feet; thence right 90 deg. 10 min. 30 sec. and run Westerly for 2497.63 feet; thence right 86 deg. 20 min. 30 sec. and run Northerly for 60.12 feet to the Northerly right-of-way line of Burnt Pine Drive; thence left 86 deg. 20 min. 49 sec. and run Westerly along the North line of said Burnt Pine Drive for 1058.82 feet; thence right 90 deg. 00 min. and run Northerly for 563.95 feet to the point of beginning of an easement for ingress and egress, said easement being 20.0 feet wide, 10 feet each side of a line described as follows: from last described point, turn left 49 deg. 55 min. 08 sec. and run Northwesterly for 80.05 feet; thence left 47 deg. 20 min. and run Westerly

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for 66.5 feet; thence right 3 deg. 44 min. and run Westerly for 102.5 feet; thence right 3 deg. 55 min. and run Westerly for 314.0 feet, more or less, to the Easterly right-of-way line of Shelby County Highway No. 17. Situated in Shelby County, Alabama.

Subject to: easements, restrictions and rights-of-way of record.

\$200,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

Boyd Kendrick is the surviving grantee of deed recorded in Real 36, Page 693, Real 101, Page 93 and Real 142, Page 458 in the Probate Office of Shelby County, Alabama; the other grantee, Alice J. Kendrick having died on or about May 14, 1999.

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

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his heirs and assigns, that, I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 1st day of October, 1999.

Boyd Kendrick
Boyd Kendrick

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STATE OF ALABAMA)
COUNTY OF SHELBY)

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SHELBY COUNTY JUDGE OF PROBATE

On this 1st day of October, 1999, ^{12:00} the undersigned authority a Notary Public in and for said County in said State do hereby certify that Boyd Kendrick, an unmarried man, whose name is signed to the foregoing conveyance, and who is informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand(s) and official seal this, the 1st day of October, 1999.

William R. J. [Signature]
Notary Public
My Commission Expires: 9/12/02

