

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of SHELBY
Presents:

Send Tax Notice To:
STEPHEN VINZANT DIXON and JESS DIXON
441 COUNTY RAOD 338
CHELSEA, ALABAMA 35043

08/16/2000-27971
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 64.50

That in consideration of

TWO HUNDRED THIRTY THOUSAND DOLLARS AND OTHER CONSIDERATIONS (\$230,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, BILLY JOE KENDRICK AND POLLIE KENDRICK A MARRIED COUPLE
(herein referred to as grantors) do grant, bargain, sell and convey unto
STEPHEN VINZANT DIXON A SINGLE PERSON AND JESS DIXON AND DENISE DIXON A MARRIED
COUPLE

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate
situated in SHELBY County, Alabama to-wit:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH,
RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTHERLY AND ALONG THE WEST LINE FOR A
DISTANCE OF 621.07 FEET TO A POINT ON THE CENTERLINE OF A PUBLIC CHURT ACCESS ROAD, AND THE
POINT OF BEGINNING; THENCE CONTINUE ALONG SAME LINE FOR A DISTANCE OF 691.72 FEET, THENCE
TURN 90 DEGREES 50 MINUTES TO THE LEFT AND RUN EASTERLY FOR A DISTANCE OF 178.72 FEET;
THENCE TURN 89 DEGREES 10 MINUTES TO THE LEFT FOR A DISTANCE OF 484.92 FEET; THENCE TURN 90
DEGREES 00 MINUTES TO THE LEFT FOR A DISTANCE OF 153.70 FEET; THENCE TURN 90 DEGREES 00
MINUTES TO THE RIGHT FOR A DISTANCE OF 204.20 FEET; THENCE TURN 90 DEGREES 00 MINUTES TO THE
LEFT FOR A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY,
ALABAMA

Subject to Easements, Restrictions and rights of way of record.

\$175,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed
simultaneously herewith.

To Have And To Hold unto the said Grantees STEPHEN VINZANT DIXON and JESS DIXON AND DENISE DIXON 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 Grantees, 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, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 2nd day of August,
2000.

WITNESS:

(Seal)

(Seal)

Billy Joe Kendrick (Seal)
BILLY JOE KENDRICK
Pollie Kendrick (Seal)
POLLIE KENDRICK

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that
BILLY JOE KENDRICK AND POLLIE KENDRICK A MARRIED COUPLE 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of August A.D., 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1 2583

52375

PREPARED BY: JERRY PARKER, 3241 OAK HILL DRIVE, HOOVER, ALABAMA 35216

Inst # 2000-27971