

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Send Tax Notice to:
Roderick L. Kendrick
Rose Ann M. Kendrick
274 Wehapa Circle
Leeds, Alabama 35094

STATE OF ALABAMA)
)
SHELBY COUNTY)

\$35,000

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to **RODERICK L. KENDRICK**, and his wife, **ROSE ANN M. KENDRICK** (hereafter collectively referred to as the "Grantors"), in hand paid by **RODERICK L. KENDRICK** and **ROSE ANN M. KENDRICK**, as tenants in common (hereafter collectively referred to as the "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 3-A according to Map of Lake Wehapa, situated in the SW ¼, and SW ¼ of SE ¼, of Section 8, Township 18 South, Range 1 East, and the NE ¼ of NW ¼ of Section 17, Township 18 South, Range 1 East, according to Map as recorded in Map Book 4 on page 62 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. 2003 ad valorem taxes, a lien due and payable October 1, 2003.
2. Restrictions and limitations as set forth in declaration by Wehapa Land Company, Inc., recorded in Book 214, page 463, in Probate Office.
3. Rights granted to Shelby County in connection with public road by instrument recorded in Book 196, page 258, in Probate Office.
4. Easements granted to Alabama Power Company under the following listed instruments: D. Book 214, page 365; D. Book 150, page 111, D. Book 200, page 528; and any other easement which may now exist in favor of said Alabama Power Company crossing portions of said property.
5. Easements for public roads which may now exist across any portion of said property and easements for private roads shown upon map of Lake Wehapa by Wehapa Land Company, Inc., recorded in Map Book 4, Page 61-64 in Probate Office of Shelby County, Alabama.

6. Rights claimed by the Alabama Power Company under the following transmission line easements recorded in Deed Book 223, page 102.
7. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama; and any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, encroachments, etc., which would be disclosed by a true and accurate survey of the property conveyed herein; and any and all recorded or unrecorded leases affecting said property, if any.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD to the said Grantees in equal shares as tenants-in-common, and to the heirs, executors and assigns of such Grantees in fee simple forever.

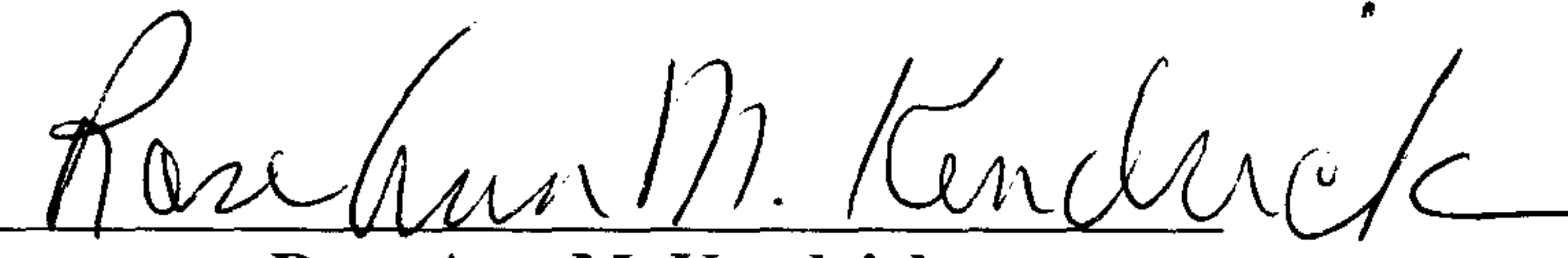
NOTE: The property conveyed herein is the homestead of the Grantors.

NOTE: The property herein conveyed is the same property conveyed to Roderick L. Kendrick and Rose Ann M. Kendrick as joint tenants with right of survivorship from Roderick L. Kendrick in that certain deed recorded in Real Book 33, Page 128 in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the said Grantors have hereto set their hands and seals on this the 11 day of July, 2003.

“Grantors”


Roderick L. Kendrick


Rose Ann M. Kendrick

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roderick L. Kendrick, 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 11 day of July, 2003.

{ SEAL }

Sandra H. Clark
Notary Public
My Commission Expires: 6-5-07

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rose Ann M. Kendrick, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of July, 2003.

{ SEAL }

Sandra H. Clark
Notary Public
My Commission Expires: 6-5-07

This instrument prepared by:

Mary K. Kamplain
Attorney at Law
Sirote & Permutt, P.C.
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