

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE

FRANK L. NELSON

KATHLEEN A. ARTHUR

389 Shades Crest Road  
Birmingham, AL 35226

DELIA A. CHURCH  
865 Mostellers Drive  
Shelby, AL 35143

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of

---ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100'S ----- DOLLARS

(\$ 135,000.00 ) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, CHARLES G. KESSLER, JR. A MARRIED MAN

Hereinafter referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto KATHLEEN A. ARTHUR AND DELIA A. CHURCH

hereinafter referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Lot 3 AB, according to the Resurvey of Lots 3A of a Resurvey of Lots 3, 4, and 5, of Cambrian Valley Office Park, as recorded in Map Book 27, Page 129, in the Probate Office of Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR, CHARLES G. KESSLER, JR. AND/OR HIS SPOUSE.

\$105,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

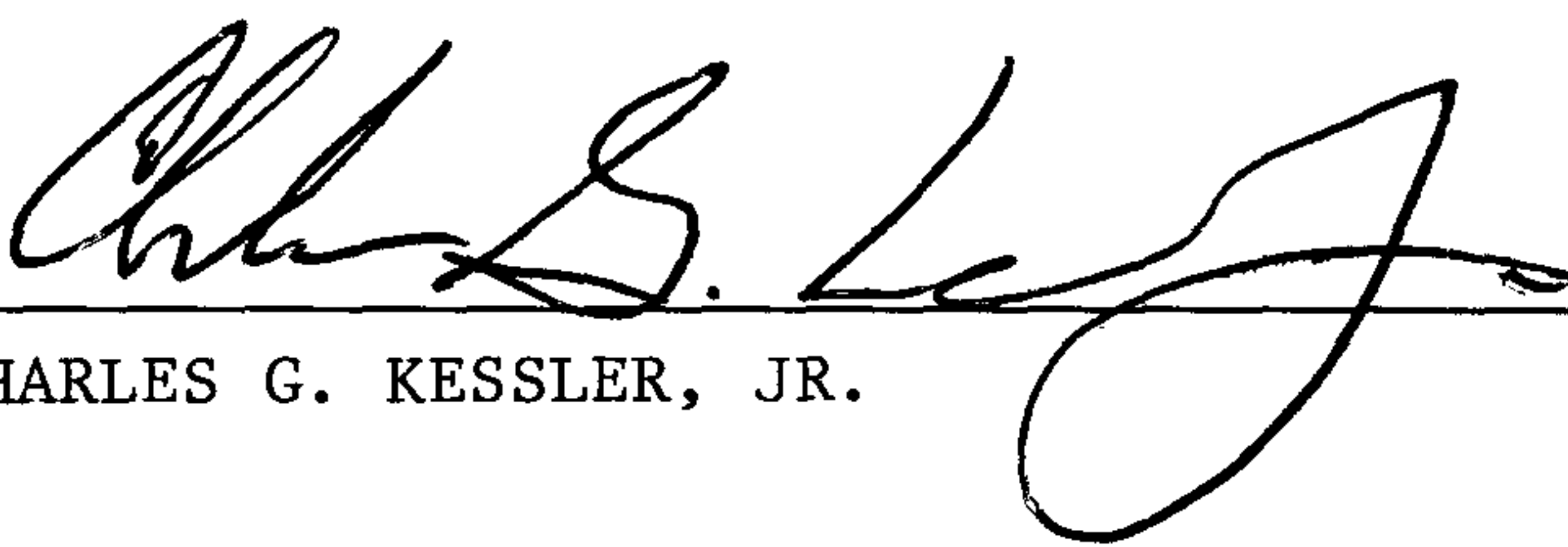
Parcel ID 13-6-13-3-001-027.038

Subject to: Ad valorem taxes, due 10-1-04, and not yet delinquent.  
Easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

20040129000048770 Pg 2/2 44.00  
Shelby Cnty Judge of Probate, AL  
01/29/2004 14:39:00 FILED/CERTIFIED

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
this the 26th day of January, 20 04.

  
\_\_\_\_\_  
CHARLES G. KESSLER, JR.

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that  
CHARLES G. KESSLER, JR., A MARRIED 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/they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 26th  
day of January, 20 04.

  
\_\_\_\_\_  
Notary Public      Margaret McRee

My Commission Expires: 2-5-07