

Send Tax Notice To:

DB & J PROPERTIES LLC

304 Summer Chase Dr  
Columbiana Ala 35704



2005052000246930 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
05/20/2005 03:57:01PM FILED/CERT

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

**WARRANTY DEED**

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of **TWO HUNDRED THOUSAND and NO/00 (\$200,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**DANIEL KENNEDY AND WIFE, JANE KENNEDY**

grant, bargain, sell and convey unto,

**D B & J PROPERTIES, LLC**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama.

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

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$180,000.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

\$20,000.00 of the above-recited consideration was paid from a second mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 13<sup>TH</sup> day of May, 2005

DANIEL KENNEDY

JANE KENNEDY

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that

DANIEL KENNEDY AND JANE KENNEDY

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>TH</sup> day of May, 2005.

Notary Public

My Commission Expires: 10-16-08

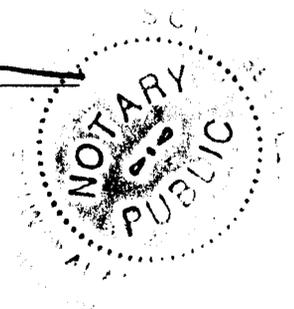


EXHIBIT "A"  
LEGAL DESCRIPTION

  
20050520000246930 2/2 \$15.00  
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Commence at the SW corner of Section 31, Township 20 South, Range 2 East; thence proceed in an easterly direction along the South boundary line of said Section 31, for a distance of 1319.00 feet to a point, being the SE corner of the SW 1/4 of SW 1/4, Section 31, Township 20 South, Range 2 East; thence turn an angle of 90 degrees 20 minutes 39 seconds to the left and proceed in a northerly direction along the East boundary line of said SW 1/4 of SW 1/4 for a distance of 373.34 feet to the point of beginning; thence continue northerly along said East boundary line a distance of 285.77 feet to a point; thence turn an angle of 89 degrees 40 minutes 51 seconds to the left and run westerly a distance of 304.85 feet to a point on the easternmost right of way line of a street; thence turn an angle of 90 degrees 19 minutes 42 seconds to the left and run southerly along said right of way line a distance of 285.77 feet to a point; thence turn an angle of 89 degrees 40 minutes 16 seconds to the left and run easterly a distance of 304.80 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of SW 1/4, Section 31, Township 20 South, Range 2 East, Shelby County, Alabama.