

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:

5241 Roy Drive
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 11/09/2005
State of Alabama

Deed Tax: \$46.00

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **FORTY SIX THOUSAND AND NO/100 DOLLARS (\$46,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **JEANETTE KENDRICK, AN UNMARRIED PERSON, KEITH E. COX, SR., A MARRIED PERSON, LESLEY WAYNE COX, AN UNMARRIED PERSON, AND DARLENE CALFEE, A MARRIED PERSON** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **JAMES A. GARDNER AND JUDY M. GARDNER**, (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 20 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 20 South, Range 3 West; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 652.67 feet; thence 89 deg. 18 min. 42 sec. right and run North for 33.41 feet to an old iron pin found in place, said point being the point of beginning; thence 121 deg. 21 min. 06 sec. left and run Southwesterly for 200.0 feet; thence 89 deg. 04 min. right and run Northwesterly for 132 feet; thence 93 deg. 31 min. 39 sec. right and run Northeasterly for 256.59 feet; thence 111 deg. 38 min. 21 sec. right and run Southeasterly for 132.00 feet to the point of beginning. Said tract is shown as Block No. 6 of Frank E. "Buck" Cox Property, recorded in Map Book 8, Page 21 in the Probate Office of Shelby County, Alabama, including an easement for ingress and egress and utilities to Block 6 from Roy Drive, said easement being shown on map of Frank E. "Buck" Cox Property recorded in Map Book 8, Page 21 on July 30, 1980, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

(1) Taxes or assessments for the year 2006 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) 30' for ingress, egress, roadway and utilities on the Easterly and Southerly part of Block 5 as shown on Map Book 8 Page 21; (b) Easement(s) to Plantation Pipe Line as shown by instrument recorded in Deed Book 112 page 314 and Deed Book 180 page 423 in the Probate Office; (c) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 184 page 408 in the Probate Office; (d) Easement(s) to Keith Esbon Cox as shown by instrument recorded in Inst. No. 1994-34688 with maintenance agreement thereto by Inst. No. 1994-34689 in the Probate Office; (e) Restrictions, limitations, conditions and other provisions as set out in Map Book 8 Page 21 in the Probate Office; (f) Rights of others to use the easement(s) as shown on Map Book 8 Page 21.

**THIS PROPERTY IS NOT THE HOMESTEAD OF ANY
GRANTOR OR THE SPOUSE OF ANY GRANTOR**

To Have And To Hold to the said grantees, 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 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 grantees, 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

31st In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31 day of October, 2005.

Jeanette Kendrick (SEAL)
JEANETTE KENDRICK

Keith E. Cox (SEAL)
KEITH E. COX, SR.

Lesley Wayne Cox (SEAL)
LESLEY WAYNE COX

Darlene Calfee (SEAL)
DARLENE CALFEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **JEANETTE KENDRICK, KEITH E. COX, SR., LESLEY WAYNE COX AND DARLENE CALFEE**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2005.

H. W. G.
Notary Public
My Commission Expires: 3/1/08