20060808000382850 1/3 \$18.00 Shelby Cnty Judge of Probate, AL 08/08/2006 12:16:18PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

## Warranty Deed

Know all Men by these Presents: That, in consideration of TWO HUNDRED THOUSAND DOLLARS & 00/100 (\$200,000.00) and other good and valuable consideration to her in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, GRACE KENDRICK, an unmarried widowed woman (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto JOHN W. BOONE (herein referred to as "Grantee") as sole owner, the following described real estate situated in Shelby County, Alabama, to-wit:

#### See Attached Exhibit A

\$ 215,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

Subject to Ad Valorem Property Taxes for 2006, and later years, not yet due and payable; covenants, building setback lines, restrictions, easements, and rights of way of record; and mining and mineral rights.

John Boone and John W. Boone are one and the same person.

To Have and To Hold the aforegranted premises to the said Grantee as sole owner.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 1st day of August, 2006.

All the purchase price is being paid from a mortgage loan.

Grace Kendrick

 $\{L.S.\}$ 

# STATE OF ALABAMA) COUNTY OF JEFFERSON)

I, the undersigned notary public, in and for said county and state, hereby certify that **Grace 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 seal this 1st day of August, 2006.

Notary Public Many Bloke Mungulary

My commission expires: 6/29/2009 11/8/08

#### GRANTEE'S MAILING ADDRESS:

John W. Boone 2930 Pahokee Trace Birmingham, AL 35243

#### THIS INSTRUMENT PREPARED BY:

Sprain & Shires, P.C. 1707 29th Court South Birmingham, AL 35209 Telephone: 205-437-3232

Fax: 205-802-7083 File # 3000-24 20060808000382850 2/3 \$18.00 Shelby Cnty Judge of Probate, AL 08/08/2006 12:16:18PM FILED/CERT

### EXHIBIT A

Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama and run thence South 88 degrees, 7 minutes, 26 seconds East along the North line of said quarter - quarter section a distance of 67.67 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course along an existing fence line a distance of 454.48 feet to a found rebar corner; thence run South 37 degrees, 9 minutes, 17 seconds West along an existing fence line a distance of 739.81 feet to a found rebar; thence run South 28 degrees, 20 minutes, 45 seconds West a distance of 20.02 feet to a found solid bar corner in the centerline of a thirty foot roadway easement; thence run North 5 degrees, 59 minutes, 35 seconds West along said centerline of said easement a distance of 534.04 feet to a found rebar corner; thence run North 32 degrees, 26 minutes, 23 seconds East along centerline of said thirty foot roadway easement a distance of 107.84 feet to the point of beginning.

Situated in Shelby County, Alabama.

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