



20070615000281630 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/15/2007 10:26:49AM FILED/CERT

Prepared by: Gregory D. Harrelson, 1901 6th Avenue N, Suite 3120, Birmingham, AL 35203

Send Tax Notice To: Paul & Cari Lynne Kendrick, 191 Merry Glen Lane, Chelsea, AL 35043

WARRANTY DEED

\$495,000.00 is being paid
by a mortgage filed herewith.

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Thousand Dollars (\$1,000.00) and other good and valuable consideration to the undersigned Grantor or Grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, Kendrick Builders, LLC, and Paul G. Kendrick and Cari Lynne Kendrick, his wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Paul G. Kendrick and Cari Lynne Kendrick, as husband and wife (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land situated in the Southwest 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of above said Section, Township and Range; thence South 00 degrees 00 minutes 00 seconds East a distance of 843.91 feet; thence North 84 degrees 34 minutes 01 seconds West a distance of 259.92 feet to the point of beginning; thence continue along the last described course, a distance of 299.18 feet; thence North 30 degrees 53 minutes 32 seconds West a distance of 63.78 feet to a point, said point being the beginning of a curve to the left having a radius of 493.00 feet, a central angle of 17 degrees 08 minutes 44 seconds and subtended by a chord which bears North 39 degrees 27 minutes 53 seconds West and a chord distance of 146.98 feet; thence along the arc of said curve a distance of 147.53 feet; thence North 48 degrees 02 minutes 15 seconds West a distance of 165.20 feet; thence South 84 degrees 34 minutes 01 seconds East a distance of 549.31 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 254.98 feet to the point of beginning.

Also, A right of way road or easement being 30 feet in width and to be used for the purpose of ingress and egress and fully extending Northwesterly from the Carolyn Nivens 7.5 acre tract to the pavement of Shelby County Highway 39 and to be described as being 15 feet in uniform width on each side of the following centerline description: From the Southwest corner of the Southeast 1/4 of Southwest 1/4 of Section 4, Township 20 South, Range 1 West Shelby County, Alabama, run North along the West 1/4 1/4 line 498.28 feet to an iron pin; thence turn right 91 degrees 15 minutes and run Easterly to an iron pin (Northwest corner of Nivens 7.5 acre tract); thence continue Easterly along last named course for 96.5 feet to the point of beginning of herein described centerline; thence turn left 130 degrees 15 minutes and run Northwesterly 227.5 feet; thence turn left 14 degrees 03 minutes and continue Northwesterly 263.3 feet; thence turn right 31 degrees 32 minutes and continue Northwesterly 175.1 feet; thence turn right 12 degrees 51 minutes and continue Northwesterly 95.6 feet; thence turn left 13 degrees 25 minutes and continue Northwesterly 263 feet to a point in the pavement of Shelby County Highway #39 and point of ending of herein described centerline.

Herein described easement being a part of portion of the Southeast 1/4 of Southwest 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

- (1) Subject to easements, restrictions, covenants and conditions.
- (2) Subject to all Rights-of-Way of Record.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the company has placed its hand and seal on this 30th day of April, 2007.

Kendrick Builders, LLC
By: Paul G. Kendrick
Its: Managing Agent

Paul G. Kendrick

Cari Lynne Kendrick


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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Kendrick and Cari Lynne Kendrick whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily. Given under my hand and official seal this 30th day of April, 2007.

Christaller
NOTARY PUBLIC

My commission expires: Nov. 30th 2008