

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

Send Tax Notice To: Ann Neff – Kevin and Bridget Abercrombie, 117 Glenstone Drive, Chelsea, AL 35043

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED THIRTY THOUSAND FIVE HUNDRED SIXTY EIGHT DOLLARS and 00/100 (\$330,568.00) to the undersigned Grantors, KENDRICK BUILDERS, LLC, An Alabama Limited Liability Corporation (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the said Grantors, do by these presents, grant, bargain, sell and convey unto KEVIN W. ABERCROMBIE and BRIDGET W. ABERCROMBIE, HUSBAND and WIFE, (herein referred to as GRANTEES, as joint tenants with right of survivorship) the following described real estate situated in Shelby County, Alabama, to wit:

LOT 20, ACCORDING TO THE SURVEY OF GLENSTONE COTTAGES, AS RECORDED IN MAP BOOK 38, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- (1) Easements, building lines and restrictions of record.
- (2) Covenants and conditions of record.
- (3) All Rights-of-Way of Record.
- (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto.
- (5) Notes as shown on recorded map(s).

\$330,568.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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 said Grantor by its Managing Member who is authorized to execute this conveyance hereto set its signature and seal this 29th day of August, 2007.



Kendrick Builders, LLC

By: Paul G. Kendrick

Its: Managing Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul G. Kendrick, as Managing Member of Kendrick Builders, LLC, an Alabama Limited Liability Corporation and whose name is signed to the foregoing instrument, and who is known to me, acknowledge before me on this day that, being informed of the contents of said instrument, he as such Managing Member and with full authority, executed the same voluntarily for and as said act of said Limited Liability Corporation.

Given under my hand and official seal this 29th day of August, 2007.


NOTARY PUBLIC

My commission expires 8-1-11