

This instrument was prepared by

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(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and No/100 (\$4,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harry W. Dearing, Jr. and wife, Sybil B. Dearing

(herein referred to as grantors) do grant, bargain, sell and convey unto

R. Harris Kendrick and wife, Betty W. Kendrick

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of Lot 3 of DEARING DOWNS, as recorded in Map Book 6, page 136 in the Office of the Judge of Probate in Shelby County, Alabama; thence in a Northeasterly direction along the Southeasterly right of way line of War Admiral Drive Extended, a distance of 245.41 feet to the beginning of a curve to the left, said curve having a radius of 205.08 feet and a central angle of 87 deg. 40 min. 13 sec.; thence in a Northeasterly direction along arc of said curve a distance of 132.02 feet for the point of beginning; thence continue along last described course a distance of 181.78 feet; thence 83 deg. 51 min. 58 sec. right measured from the tangent of said curve, in a Northeasterly direction, a distance of 93.22 feet; thence 7 deg. 35 min. right, in a Northeasterly direction a distance of 57.55 feet; thence 83 deg. 38 min. 24 sec. right in a Southeasterly direction a distance of 205.92 feet; thence 17 deg. 08 min. 31 sec. right in a Southeasterly direction a distance of 37.0 feet; thence 83 deg. 29 min. 19 sec. right in a Southwesterly direction, a distance of 191.66 feet; thence 45 deg. 04 min. 01 sec. right, in a Northwesterly direction a distance of 70.76 feet to the point of beginning. Said parcel contains 1.05 acres.

Subject to easements and rights of way of record.



19780116000005420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/16/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th day of January, 1978.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

1978 JAN 16 AM 8:39 (Seal)

R. Harris Kendrick, Jr. (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

Deed 4 00
Rec. 1.50
Ind. 1.00 General Acknowledgment
6.50

I, the undersigned Harry W. Dearing, Jr. and wife, Sybil B. Dearing a Notary Public in and for said County, in said State, hereby certify that whose name, S 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 14th day of January, A. D., 1978.

Lance Brasher

Notary Public.