

This form furnished by:

**Cahaba Title, Inc.**

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1700

This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. Robert M. Rawlins  
(Address) 5148 Valley Brook Circle  
Birmingham, Alabama 35244

**WARRANTY DEED,**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-THREE THOUSAND AND NO/100 (\$123,000.00)--DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

RANDALL L. KENDRICK d/b/a D & R KENDRICK CONSTRUCTION  
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT M. RAWLINS and wife, ROSE ANN RAWLINS, and LENA MARINO, an unmarried woman

(herein referred to as GRANTEES) ~~in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in~~ Shelby County, Alabama to-wit:

Lot 20, according to the survey of Valley Brook, Phase 1, as recorded in Map Book 10 page 56 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Building setback line of 35 feet reserved from Valleybrook Circle as shown by plat. Public utility easements as shown by recorded plat, including a 5 foot easement on the North and South sides and a 10 foot easement on the West side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 104 page 971 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129 page 565 and Deed Book 102 page 55 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Real 99 page 569 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 106 page 525 and covenants pertaining thereto recorded in Real 106 page 528 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 261 page 528 in Probate Office.

Subdivision is to provide for construction of single family residences only, as shown by recorded plat.

\$98,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES ~~and their heirs, assigns and assigns forever, against the lawful claims of all persons.~~

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 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 22nd day of January, 19 88.

WITNESS

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

(Seal)

Randall L. Kendrick

(Seal)

Randall L. Kendrick d/b/a D & R Kendrick  
Construction (Seal)

88 JAN 27 AM 9:23 DocStax \$ 25.00

STATE OF ALABAMA  
SHELBY

COUNTY

2. Mtg. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 2.00  
General Acknowledgment 2.50  
TOTAL 7.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall L. Kendrick d/b/a D & R KENDRICK CONSTRUCTION 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, A.D., 19 88

1/25/90

Commission Expires:

Notary Public