

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:  
(Name) Courtney H. Mason, Jr., Attorney  
(Address) 2032 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Leonard S. Kendrick and  
Kimberly J. Kendrick  
(Address) 1023 County Road 264, Alabaster, Alabama  
35007

1213

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SIXTY-FOUR THOUSAND TWO HUNDRED FIFTY FIVE AND 0/100 (\$64,255.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Leonard S. Kendrick d/b/a Kendrick Construction  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Leonard S. Kendrick and Kimberly J. 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:

Lot 11, Block 2, according to Walington Development, Inc. Addition to Southwind Subdivision, First Sector, as recorded in Map Book 8 page 128 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights insured.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$61,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 194 PAGE 964

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL 19 PM 4:50

*Thomas P. Swadlow, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 350  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 700

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of July, 19 88

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*Steve Kendrick*  
Steve Kendrick d/b/a  
Kendrick Construction  
(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA }  
Shelby COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Kendrick d/b/a 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 11th day of July, A.D., 19 88

3-10-91

My Commission Expires:

Notary Public