



407  
american title insurance company

2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

SEND TAX NOTICE  
SAMUEL C. DAWKINS  
ROUTE 2, BOX 382  
MAYLENE, ALABAMA 35114

This instrument was prepared by

(Name) CLAIBORNE P. SEIER, ATTY.

(Address) 2100 SOUTHBRIDGE PARKWAY, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
L. W. KENDRICK, A MARRIED MAN, AND EDITH MAE PRESTON, A WIDOW

(herein referred to as grantors) do grant, bargain, sell and convey unto  
SAMUEL C. DAWKINS, AND WIFE, CONNIE G. DAWKINS

(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:

SEE ATTACHED LEGAL DESCRIPTION

Subject to Easements and Restrictions of Record.  
Subject to taxes for 1988 and thereafter.

\$39,755.00 of the above purchase price was paid from the proceeds of a mortgage loan  
closed simultaneously herewith.

L. W. Kendrick, L. W. Kendrick, Jr., Larry W. Kendrick, Jr. and Lawrence W. Kendrick, Jr.  
are one and the same person.

Edith Mae Preston and Edith May Preston are one and the same person.

This is not the Homestead of L. W. Kendrick, one of the above named Grantees.

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, I have hereunto set my hand(s) and seal(s), this 30th  
day of August, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

*L. W. Kendrick*  
L. W. KENDRICK

(Seal)

*Edith Mae Preston*  
EDITH MAE PRESTON

(Seal)

(Seal)

DELAWARE

STATE OF ~~MISSISSIPPI~~

New Castle COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that L. W. KENDRICK, A MARRIED MAN  
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 has executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 30th day of August, A. D., 19 88

RETURN TO:

AMERICAN TITLE INSURANCE COMPANY  
2700 BYRD DRIVE, SUITE 204

My commission expires

*Elizabeth B. Hudson*  
Notary Public

(SEAL)

State of Alabama  
County of Jefferson

On this 1st day of September, 1988, I, the undersigned  
a Notary Public in and for said county and in said state, hereby certify  
that: EDITH MAE PRESTON, A WIDOW

whose name (s) is signed to the foregoing conveyance, and who is known  
to me, acknowledged before me that, being informed of the contents of  
the conveyance, has executed the same voluntarily and as her act  
on the day the same bears date.

Given under my hand and seal of office this 1st, day of September, 1988

My Commission Expires:

My Commission Expires October 8, 1990

*Julia F. Gray*  
Notary Public

This instrument prepared by:  
Claiborne P. Seier  
2100 Southbridge Pkwy  
Birmingham, AL 35209

BOOK 203 REC 212 - A

STIS 303 REC 212



American Title Insurance Company

A  
Meridian  
Company

Continuation Sheet

Related Binder/Policy No.02-68172-234

A part of the Southwest Quarter of the Northwest Quarter, Southeast Quarter of the Northwest Quarter, Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 21, Township 21 South, Range 3 West.

Commence at the northwest corner of Section 21, Township 21 south, Range 3 west, Shelby County, Alabama and run thence easterly along the north line of said section 21 a distance of 875.09 feet to a point on the west right of way line of Shelby County Road No. #17, thence turn 77 degrees 03 minutes 56 seconds right and run along said right of way line a distance of 2,558.31 feet to the point of beginning of the property being described, thence continue along last described course a distance of 268.00 feet to a point marked by a steel pin, thence turn 101 degrees 01 minutes 46 seconds to the right and run westerly a distance of 210.00 feet to a point marked by a steel pin, thence turn 78 degrees 58 minutes 14 seconds right and run a distance of 168.00 feet to a point marked by a steel pin, thence turn 73 degrees 48 minutes 54 seconds right and run a distance of 214.63 feet to the point of beginning.

BOOK 203 PAGE 213

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

88 SEP -7 AM 10:10

Initialized for Identification

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Doc Fee	\$
2. Mig Fee	
3. Recording Fee	7.50
4. Indexing Fee	1.00
TOTAL	8.50