

This form furnished by:

Cahaba Title, Inc.

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1694

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:

(Name) Patrick R. Elam
(Address) 5160 Valley Brook Circle
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, (\$144,200.00)

That in consideration of One hundred forty four thousand two hundred & NO/100ths 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

Patrick R. Elam and wife, Evelyn Elam (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 36, according to the resurvey of Valley Brook, Phase II, as rerecorded in Map Book 12 page 12 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$129,750.00 of the above recited purchase price was paid from a mortgggae loan closed simultaneously herewith.

This property is not homestead property as defined by the Code of Alabama.

BOOK 223 PAGE 855

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

89 JAN 25 PM 12:42

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ 14.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 18.00

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 21st day of January, 19 89

WITNESS

(Seal)

(Seal)

(Seal)

Randall L. Kendrick (Seal)
Randall L. Kendrick, d/b/a D & R Kendrick Construction (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 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 21st day of January, A.D., 19 89

3/10/91

My Commission Expires

Notary Public