

This instrument was prepared by

1046

(Name)..... B. L. Brobston

Jefferson Land Title Service Co., Inc.

(Address)..... 304 North 18th Street, Bessemer, Ala.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY.....COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Thousand Dollars (\$1,000.00) and the assumption ~~of~~ of the hereinafter referred to mortgage on the real estate,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Donald R. Bagwell and wife, Charlotte G. Bagwell

(herein referred to as grantors) do grant, bargain, sell and convey unto Johnny ^{Wayne} Kendrick and wife, Alice Paye 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:

Tract No. 10 Part of North West $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, containing 4.883 acres, more or less, more particularly described on the reverse side hereof.

This property is subject to mortgage to Bwell H. Hardin, dated Oct. 31, 1968, as recorded in Mtg. Book 312 Page 323, in the Probate Office of Shelby County, Alabama. The grantees herein, as a part of the consideration for this conveyance, assume said mortgage and assume and agree to pay the indebtedness thereby secured on the terms and in the manner therein specified, said mortgage indebtedness having an approximate balance of approximately \$3,051.71.

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 4th day of September, 1969.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Donald R. Bagwell (Seal)
Charlotte G. Bagwell (Seal)
.....(Seal)

STATE OF ALABAMA

Jefferson.....COUNTY

General Acknowledgment

I, Ed Brobston, a Notary Public in and for said County, in said State, hereby certify that Donald R. Bagwell and wife, Charlotte G. Bagwell whose names 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 4th day of September, A. D., 1969.

Ed Brobston Notary Public.
JEFFERSON COUNTY ALA.

Return to:

FOR

Donald R. Baggett and wife,
Charlotte G. Baggett

TO

Johnny Lane Kendrick and
wife, Alice Raye Kendrick
and 1000 1/2 Acres

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

1.00
1.45

Recording Fee \$
Deed Tax \$

\$

This form furnished by

Jefferson Land Title Service Co., Inc.

BIRMINGHAM, ALABAMA

AGENTS FOR

Mississippi Valley Title Insurance Company

(Continuation of description)

Begin at the NE corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$, then in southerly direction 13.45 feet to point of beginning of tract hereby described; thence continue in a southerly direction along east boundary of said 1/4-1/4 section 267.05 feet; thence turn an angle to the right of 90° .08' 45" in a westerly direction 806.25 feet to its point of intersection with the East boundary line of a County road right-of-way; thence turn an angle to the right of 94° and 55' along the said right-of-way in a northerly direction to the point of the beginning of arch of a curve turning to left in a northerly direction and having a radius of 592.96 feet, said arch being subtended by a central angle of 11° 00' 50" and having a chord of 113.81 feet in length, thence along said arch of said curve 113.98 feet which is the east boundary of said right-of-way; thence turning an angle of 90° 35' and 25" to the right from last mentioned chord having a length of 113.98 feet in an easterly direction 793.56 feet to the point of beginning, containing 4.883 acres, more or less. Less and excepted from said described tract of land a triangular lot in the Northwest corner thereof described as follows: Begin at the Northwest corner thereof, run east along the north boundary a distance of 83.96 feet; thence in a southwesterly direction 91.14 feet to a point on the west boundary of said tract 69.98 feet south of the northwest corner of said tract; thence northerly along said west boundary 69.98 feet to point of beginning of said exception.

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BOOK 259 PAGE

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Tax 1.00
1963 SEP 19 PM 1:08