

James A. Smith

656 Fieldstone Rd, Gardendale, Ala. 35071

7355

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of

One hundred (100.00)

DOLLARS

and other good and valuable considerations, and the assumption of the hereinafter described mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Bernie D. Harrison and wife, Billie F. Harrison

(herein referred to as grantors) do grant, bargain, sell and convey unto

Eugene B. Kendrick and wife, Mary Frances H. 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 No. 20 in Shelby Shores, map of which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 75.

Subject to restrictions for Shelby Shores as recorded in the Probate Office of Shelby County, Alabama in Deed Book 223, page 9.

Subject to transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in said Probate Office in Deed Book 225, page 453.

And as a further part of the consideration, the Grantees herein assume and agree to pay the balance of that certain mortgage from Bernie D. Harrison and wife, Billie F. Harrison to Jim Walter Homes, Inc. as shown by instrument recorded in Mortgage Book 313, page 777 in said Probate Office, according to the terms set out therein.

BOOK 300 PAGE 158

19760802000072170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/02/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG -2 PM 2:44
Deed Book 50
Consolidated
JUDGE OF PROBATE

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:

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, we have hereunto set our hand and seal, this 19th day of July, 1976.

WITNESS:

Bernie D. Harrison
Billie F. Harrison

Bernie D. Harrison
Billie F. Harrison

State of

ALABAMA

Shelby

COUNTY

General Acknowledgement

I, James A. Smith

, a Notary Public in and for said County, in said State,

hereby certify that Bernie D. Harrison and wife, Billie F. Harrison

whose names are signed to the foregoing conveyance, and who are

known to me, acknowledged before

on this day, that, being informed of the contents of the conveyance

they

A. D., 19 76

Given under my hand and official seal this 19th day of July

James Albert Smith
My Commission Expires Oct. 1, 1977 Notary Public