

2067  
This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law

(Address) 912 City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 Dollar and Other Good and Valuable Consideration ~~XXXXXX~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Harry W. Dearing, Jr. and wife, Sybil B. Dearing

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

R. Harris Kendrick and wife, Betty W. 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:

BOOK 313 PAGE 397  
A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of Lot 3 of Dearing Downs, as recorded in Map Book 6, Page 136, in the Office of the Judge of Probate in Shelby County, Alabama; thence in a Northeasterly direction along the Southeasterly right of way line of War Admiral Drive Extended, a distance of 245.41 feet to the beginning of a curve to the left, said curve having a radius of 205.08 feet and a central angle of 87 degrees 40 minutes 13 seconds; thence in a Northeasterly direction along arc of said curve a distance of 132.02 feet; thence 90 degrees right, measured from tangent of said curve, in a Southeasterly direction a distance of 70.76 feet to the Point of Beginning of herein described parcel; thence 45 degrees 04 minutes 01 seconds left in a Northeasterly direction a distance of 191.66 feet, thence 171 degrees 45 minutes right in a Southwesterly direction a distance of 90.60 feet, thence 14 degrees 30 minutes 48 seconds right in a Southwesterly direction a distance of 102.83 feet to the Point of Beginning.

Subject to easements, restrictions and rights of way of record.

19780706000086940 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/06/1978 12:00:00AM FILED/CERT

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, we have hereunto set our hand(s) and seal(s), this 6 day of July, 1978

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1978 JUL 6 AM 9 07 Rec. 1.50

(Seal)

1.00

(Seal)

JUDGE OF PROBATE

3 00

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry W. Dearing, Jr. and wife, Sybil B. Dearing 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 6 day of July, A. D., 1978

FRANKLIN W. PIERCE

ALABAMA

NOTARY PUBLIC

My Commission Expires May 17, 1980

Francis Parish

Notary Public.

R. Harris Kendrick