This instrument was prepared by

(Name) Harrison, Conwill & Harrison

(Address) P.O. Box 557, Columbiana, Ala.

Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205)-328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

764

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten ($10.00) DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Boyd C. Kendrick and wife, Alice J. Kendrick

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

Boyd C. Kendrick and Alice J. 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:

From the NW corner of SW¼ of the SE¼ of Section 28, Township 20 South, Range 3 West, run Easterly along North boundary line of said ¼-¼ Section, 935.31 feet; thence turn angle of 88 degrees, 55 minutes, 15 seconds to the right and run Southerly for 338.38 feet; thence turn an angle of 88 degrees, 55 minutes, 15 seconds to the left and run Easterly 591.19 feet more or less to a point on the West right-of-way line of Helena-Maylene Country road; thence run Southerly along West R.O.W. of said road for 668.75 feet; thence run Westerly parallel to the South boundary line of Section 28 for 252.87 feet more or less to a point on the East boundary line of the SW¼ of the SE¼ of Section 28; thence run Southerly along the East boundary line of the SW¼ of the SE¼ of Section 28 for 330.0 feet to the SE corner of the SW¼ of the SE¼; thence run Westerly along South boundary line of the SW¼ of the SE¼ for 661.5 feet; thence turn an angle of 88 degrees, 51 minutes, 40 seconds to the right and run Northerly for 210.0 feet; thence turn an angle of 88 degrees, 51 minutes, 40 seconds to the left and run Westerly for 661.5 feet more or less to a point on the West boundary line of the SW¼ of the SE¼ of Section 28; thence run Northerly along the West boundary of SW¼ of the SE¼ of Section 28 for 1116.25 feet more or less to the point of beginning, being part of the S½ of the SE¼ of Section 28 Township 20 South, Range 3 West, EXCEPT that lot sold to E.W. and C.E. Snell as described in Deed Book 241 on page 140 and EXCEPT that portion sold to Frank and Martha Griffin as described in Deed Book 244 on page 627 in the Probate Office.
Subject to Easements to Colonial Pipe line Company.

BOOK 316 PAGE 288

19781117000155130 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/17/1978 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, I have hereunto set my hand(s) and seal(s), this 16 day of ~~October~~ NOVEMBER, 19 78

WITNESS:

Kathleen Johnson (Seal)

(Seal)

Boyd C. Kendrick (Seal)
Boyd C. Kendrick

Alice J. Kendrick (Seal)
Alice J. Kendrick

(Seal)

(Seal)

STATE OF ALABAMA
Shelby COUNTY }

Rec. 3.50
Rec. 1.50
Ind. 1.00
3.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Boyd C. Kendrick and wife, Alice J. Kendrick 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of ~~October~~ NOVEMBER, A. D., 19 78

Kathleen Johnson
Notary Public.

Form ALA-31

Boyd Kendrick
P.O. Box 3
[redacted]