

(Name) CEM William T. Mills, II

(Address) #2 Office Park Circle

P. O. Box 7066

Birmingham, Alabama 35223

Form 1-1-1 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

27,563.96

Birmingham, A

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SEND TAX NOTICE TO

Boyd C. Kendrick

Post Office Box 1465

Alabaster, AL 35007

That in consideration of TEN & NO/100-- and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, VINCENT NICOSIA, AND WIFE and BONNIE S. NICOSIA

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

Boyd C. Kendrick and wife, 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:

Lot 20, according to the map and plat of Navajo Pines as recorded in Map Book 5, Page 108, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements and restrictions of record.

As part of the consideration herein the grantees agree to assume and pay the unpaid balance of that certain mortgage in favor of Guaranty Federal Savings & Loan Association dated April 19, 1976, and recorded in Mortgage Book 353, at Page 898, in the Probate Office of Shelby County, Alabama.

Sales price of the property is exactly \$63,000.00 of which \$35,436.04 is represented by the assumption of the mortgage described hereinabove.

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 ~~we~~ (we) do for ~~ourselves~~ ourselves and for ~~our~~ our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ 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 28th day of March, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THAT

(Seal)

Pub. TAX 22.00

Rec 1.50

Pub 1.00

1984 MAR -3 11:10:00

(Seal)

30.50

(Seal)

Vincent Nicosia

(Seal)

VINCENT NICOSIA

(Seal)

BONNIE S. NICOSIA

(Seal)

Bonnie S. Nicosia

Georgia

STATE OF ALABAMA

Fulton

COUNTY

General Acknowledgment

I, Phyllis W. Ellis

a Notary Public in and for said County, in said State, hereby certify that VINCENT NICOSIA, AND WIFE and BONNIE S. NICOSIA whose name are signed to the foregoing conveyance, and who are known to me on this day, that, being informed of the contents of the conveyance that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 1984.

Phyllis W. Ellis

March

Phyllis W. Ellis

Notary Public.