

This instrument was prepared by.

(Name) D. M. Spittler

(Address) Pelham, Al. 35124

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 589
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO 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 Nine Thousand and no/100 DOLLARS

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

✓ Mark R. Hankins and Martha Ann Hankins

(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:

Begin at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence East along the North line of said 1/4 1/4 section 235.00 feet; thence right 88 deg. 59 min. in a Southerly direction 243.10 feet to the South line of Kendrick Road to the point of beginning; thence continue Southerly along same course 243.10 feet to a point on North boundary of Sunny Brook Subdivision, First Addition, thence left 88 deg. 59 min. along said boundary in an Easterly direction 185.00 feet; thence left 91 deg. 01 min. in a Northerly direction 243.10 feet; thence left 88 deg. 59 min. in a Westerly direction 185.00 feet to the point of beginning; being situated in Shelby County, Alabama.

The above described property is subject to the covenants of Sunny Brook, First Sector subdivision, except that any dwelling constructed thereon shall have a minimum of 1500 square feet.

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 16th day of November, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 NOV 30 AM 11:09

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

PAID TAX 9.00
Rec 2.50
Ind 1.00
12.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Boyd C. Kendrick and wife, Alice J. Kendrick 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 16th day of November