

This instrument was prepared by

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Pelham, Alabama 35124



This Form furnished by:

**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd., P.O. Box 689  
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 TWENTY THOUSAND AND NO/100 (\$20,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

FRANK ABERNATHY, an unmarried man

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

BOYD KENDRICK AND WIFE, ALICE J. KENDRICK

(herein referred to as GRANTEEES) 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:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 9; thence in a Southerly direction, along and with the East line of said Section 365.98 feet to a point; thence with a deflection of 90 deg. 06 min. 20 sec. right 2503.00 feet (measures 2497.29 feet) to a point on the Southerly right of way margin of Burnt Pine Drive; thence with a deflection of 86 deg. 20 min. 49 sec. right, 60.12 feet to the Northerly right of way margin of said Burnt Pine Drive; thence with a deflection of 86 deg. 20 min. 49 sec., left, along and with said Northerly right of way margin, 481.40 feet to a point; thence with a deflection of 86 deg. 20 min. 59 sec., right, 906.89 feet to a point; thence with a deflection of 86 deg. 18 min. 21 sec. left, 577.45 feet to a point; thence with a deflection of 93 deg. 41 min. 39 sec., left, 907.33 feet to the Northerly right of way margin of said Burnt Pine Drive; thence with a deflection of 86 deg. 20 min. 59 sec., left, along and with said Northerly right of way margin, 169.36 feet to a point, being the point of beginning; thence with a deflection of 90 deg. 00 min. 00 sec., left, 417.42 feet to a point; thence with deflection of 90 deg. 00 min. 00 sec., right, 208.71 feet to a point; thence with a deflection of 90 deg. 00 min. 00 sec., right, 417.42 feet to the Northerly right of way margin of Burnt Pine Drive; thence with a deflection of 90 deg. 00 min. 00 sec., right, along and with said Northerly right of way margin 208.71 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107 page 526 in Probate Office of Shelby County, Alabama.

AND AS FURTHER CONSIDERATION the Grantee herein expressly assumes and promises to pay that certain mortgage to United Federal Savings & Loan Association dated March 26, 1979, and recorded in Mortgage Book 389 page 803 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

**TO HAVE AND TO HOLD** to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 27th day of July, 1985.

  
Frank Abernathy (Seal)

**WITNESS:**

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

1985 AUG -5 PM 4:46 (Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY }  
JUDGE OF PROBATE

Deed by - 2000

Rec 250  
JUL 1 1985  
23 50

General Acknowledgment

I, the undersigned  
hereby certify that Frank Abernathy  
whose name is signed to the foregoing conveyance, and who  
on this day, that, being informed of the contents of the conveyance, he  
on the day the same bears date.

Given under my hand and official seal this 27th day of

July

A. D. 19 85

  
Daniel M. Spitler  
Notary Public