

This instrument was prepared by

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**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 THIRTY-SIX THOUSAND AND NO/100 (\$36,000.00) 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

JAMES R. GARRETT and wife, BOBBIE ANN GARRETT

(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; being situated in Shelby County, Alabama.

SUBJECT TO:

- Building setback line of 35 feet reserved from Apache Way as shown by plat.
- Public utility easements as shown by recorded plat, including a 7.5 foot easement on the South side and a 10 foot easement on the West side.
- Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 5 page 33 in Probate Office of Shelby County, Alabama.
- Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 218 page 353 in Probate Office of Shelby County, Alabama.
- Right of Way granted to Alabama Power Company and South Central Bell by instrument recorded in Deed Book 280 page 283 in Probate Office of Shelby County, Alabama.
- Right of Way granted to South Central Bell by instrument recorded in Deed Book 279 page 244 in Probate Office of Shelby County, Alabama.
- Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 213 page 151 in Probate Office of Shelby County, Alabama.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 121 page 294 in Probate Office of Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Guaranty Savings & Loan Association recorded in Mortgage Book 353 page 898 according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 1st day of August, 1986.

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

1986 AUG 14 AM 10:54

- 1. Deed Tax \$ 36.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00

TOTAL 39.50

*Boyd C. Kendrick*

Boyd C. Kendrick

Alice J. Kendrick

*Alice J. Kendrick*

STATE OF ALABAMA  
Shelby COUNTY

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 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 1st day of August, A. D., 1986.

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