

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

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(Address) Birmingham, AL 35236-0187

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



1139

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED & NO/100TH (\$124,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LEONARD S. KENDRICK, A MARRIED MAN

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

JERRY BALL AND WIFE, HOLLY P. BALL

(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:

Parcel A

Lot 2, according to the survey of Royal Oaks, 4th Sector, Unit I, as recorded in Map Book 9 page 64 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel B

Begin at the Southwest corner of Lot 2, Royal Oaks, 4th Sector, Unit I, as recorded in Map Book 9 page 64 in the Probate Office of Shelby County, Alabama; run South along West boundary of SW 1/4 of NW 1/4, Section 2, Township 20 South, Range 3 West, a distance of 241.62 feet; thence turn an angle of 87 deg. 44 min. 57 sec. to the left and run 160 feet; thence turn an angle to the left of 79 deg. 30 min. and run a distance of 313 feet, more or less, to a point on the South line of said Lot 2, Royal Oaks, 4th Sector, Unit I; thence turn an angle to the left and run Southwesterly and Westerly along the South line of said Lot 2 to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$118,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 2590 Royal Way, Helena, Alabama 35080

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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 7th day of November, 1986

WITNESS:

1. State Tax \$ 6.50
2. Mfg. Tax \$ 1.00
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 10.00

STATE OF ALABAMA, SHELBY CO.

1986 NOV 17 PM 1:00

1986 NOV 17 PM 1:00

1986 NOV 17 PM 1:00

Leonard S. Kendrick

LEONARD S. KENDRICK

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED

hereby certify that LEONARD S. KENDRICK, A MARRIED MAN 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, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7TH day of NOVEMBER, A. D., 1986