

2150

\$300⁰⁰

This instrument was prepared by

(Name) Thomas Coleman, Attorney(Address) 903 City Federal Building
Birmingham, AL 35203WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTYThat in consideration of One Dollar and other valuable consideration DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Wilton O. Kendrick and wife, Donna G. Kendrick

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

Wilton O. Kendrick, Donna G. Kendrick; Charlotte K. Pitts and Sylvia Ann Puckett

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 2, Block 2 of Gilbert Estate as shown by map made by Frank W. Wheeler on November 20, 1964, and which said lot is more particularly described as follows: Commence at the SW corner of the SW 1/4 of the NW 1/4 of Section 3, Township 20 South, Range 1 West, thence run east along the south line of said 1/4-1/4 Section a distance of 535.39 feet to the point of beginning; thence continue east along said line a distance of 710.00 feet; thence turn an angle of 152 deg. 23 min. 27 sec. to the left and run a distance of 1671.14 feet to the east R. O. W. line of County Highway No. 39; thence turn an angle of 77 deg. 17 min. to the left and run along the arc of a curve (whose Delta angle is 6 deg. 06 min. Tan. Dist. is 79.13 feet, Radius is 1485.15 feet, Length of arc is 158.12 feet); thence turn an angle of 93 deg. 29 min. to the left and run a distance of 1091.00 feet to the point of beginning; situated in the SW 1/4 of the NW 1/4 of Section 3, and the E 1/2 of SE 1/4 of the NE 1/4 of Section 4, all in Township 20 South, Range 1 West, and containing 8.065 acres.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 _____ day of January, 1987

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

Deed Tax \$0 INSTRUMENT WAS FILED (Seal)Rec 2.50Jud 3.00 1987 JAN 29 AM 9:44 (Seal)6.00

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, James S. Clanner, a Notary Public in and for said County, in said State, hereby certify that Wilton O. Kendrick and wife, Donna G. 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 12th day of January, A. D., 1987

James S. Clanner
Notary Public.
my Comm expires 10/7/90