

This instrument was prepared by

361

(Name) Courtney H. Mason, Jr.
P. O. Box 360187
(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

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand Nine Hundred and no/100th (\$100,900.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Randall Kendrick d/b/a D & R Kendrick Construction

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Marie Josephine Ross

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Resurvey of Dearing Downs Subdivision, Fifth Sector as recorded in Map Book 10, page 71, in the Probate Office of Shelby County, Alabama.

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

\$90,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantee's Address: 1803 Kentucky Circle
Helena, Alabama 35080

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of April, 19 87

Hand TAX 11.00
Rec 2.50
Jud 1.00
14.50
1987 APR -6 AM 10:51
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
WAS FILED
JUDGE OF PROBATE

(SEAL) Randall Kendrick (SEAL)
Randall Kendrick d/b/a D & R Kendrick Construction

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall Kendrick d/b/a D & R Kendrick Construction

whose name(s) 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 1st day of April, A.D. 19 87

My Commission Expires
3-10-91

