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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



This instrument was prepared by

(Name) M. Theresa Kirby
For Bell, Maples & Associates, P.C.
(Address) P. O. Box 427
Pelham, AL 35124

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-Eight Thousand Two Hundred Thirty & No/100----- 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 by his attorney in fact Kenneth Lee Cates, under that certain power of attorney recorded simultaneously herewith (herein referred to as grantors) do grant, bargain, sell and convey unto

Willie James Jennings and wife, Christal Maye Jennings (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:

SEE ATTACHED EXHIBIT "A"

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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 8th day of July, 1987

WITNESS:

(Seal) Leonard S. Kendrick (Seal)
(Seal) Leonard S. Kendrick (Seal)
(Seal) Kenneth Lee Cates (Seal)
By Kenneth Lee Cates, his attorney in fact

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned Leonard S. Kendrick, by his attorney in fact, Kenneth Lee Cates hereby certify that Leonard S. Kendrick, by his attorney in fact, Kenneth Lee Cates 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 8th day of July, A. D., 1987

Form ALA-31

My Commission Expires: 10-17-89

Mary Theresa Kirby
Notary Public.

EXHIBIT "A"

Commence at the Southeast corner of the Northwest quarter of the Northeast quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the South line of said quarter-quarter a distance of 383.10' to a point, Thence turn an angle of 44 deg. 28 min. 21 sec. right and run Northwesternly a distance of 108.18' to a point, Thence turn an angle of 77 deg. 45 min. 51 sec. right and run a distance of 214.29' to the point of beginning of the property being described, Thence continue along last described course a distance of 103.0' to a point, Thence turn an angle of 90 deg. 00 min. left and run a distance of 205.0' to a point on the East line of Kristen Drive formerly known as Kristen Circle, Thence turn an angle of 90 deg. 00 min. left and run Southwesterly along the said East line of said Kristen Drive formerly known as Kristen Circle a distance of 103.0' to a point, Thence turn an angle of 90 deg. 00 min. left and run Southeasterly a distance of 205.0' to the point of beginning. Said property is subject to all agreements and/or easements of probated record.

Mineral and mining rights excepted in Deed Book 79, Page 297.

Subject to: (1) Building setback line of 35 feet reserved from Kristen Drive; (2) 20' public utility easement on the Westerly side; (3) Transmission Line Permit to Alabama Power Company recorded in Deed Book 101, Page 55, and Deed Book 112, Page 49; (4) any other condition, covenant, restriction or right-of-way of record; and (5) current year's property taxes.

One Hundred Twelve Thousand Eight Hundred Dollars of the purchase price paid herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the grantor herein or his spouse.

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

1987 JUL 15 AM 9:00

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 15.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	21.50