

WARRANTY DEED

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This instrument was prepared by
Steven R. Sears, attorney,
11 South Main Street, BX 4
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

George Carey Kendrick
Rt 2, BX 181
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Annie Maude Haynes Kendrick, an unremarried widow, of Rt 2, BX 181, Montevallo, AL 35115, do grant, bargain, sell, and convey unto George Carey Kendrick, a single man, of Rt 2, BX 181, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §6, Twp 24N, R13E, LESS AND EXCEPT: one acre of land in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of §6, Twp 24N, R13E, described as follows: Commence at the SW corner of said $\frac{1}{4}$ §; thence run E along the S $\frac{1}{4}$ line 180 feet to the point of beginning: thence continue last course 458.5 feet; thence run N 95 feet; thence run W 458.5 feet; thence run S 95 feet to the point of beginning.

Source of title: a warranty deed from J B Pierce and Lula Miron Pierce to Cody Kendrick executed 29 October 1932 and recorded 20 February 20, 1945 at Deed Book 120, page 294 of the Shelby County Probate Records. Cody Kendrick died testate February 16, 1967, leaving grantor as his widow and sole devisee.

To have and to hold to the said grantee, his heirs and assigns forever.

I, Annie Maude Haynes Kendrick, do for myself and for my heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 31 August 1987.

Witness:

Steven R. Sears

Annie Maude Kendrick (Seal)
Annie Maude Haynes Kendrick

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Annie Maude Haynes Kendrick, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 August 1987.

Steven R. Sears
Notary public

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

1987 AUG 31 AM 11:31

Thomas O. Linder, Jr.
JUDGE OF PROBATE

Advised tax 100.
1. Recording Fee 250
2. Indexing Fee 100
TOTAL 450