

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:  
(Name) Courtney H. Mason, Jr.  
(Address) PO Box 360187  
Birmingham, AL 35236-0187

178  
Send Tax Notice to:  
(Name) James B. Ezell  
(Address) 5213 Valley Brook Circle  
Birmingham, Alabama 35244

**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 five hundred & 00/100ths (\$128,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Randall Kendrick d/b/a D & R Kendrick Construction  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James B. Ezell and wife, Pamela P. Ezell  
(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:

Lot 20, according to the Resurvey of Valleybrook, Phase II, as recorded in Map Book 12 Page 12 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

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

\$122,050.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set our hand(s) and seal(s), this 30th day of June, 19 88.

WITNESS

\_\_\_\_\_  
\_\_\_\_\_  
88 JUL -5 PM 2:43  
\_\_\_\_\_  
(Seal)  
(Seal)  
(Seal)

Randall Kendrick (Seal)  
Randall Kendrick d/b/a D & R Kendrick Construction (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
SHELBY

JUDGE OF PROBATE  
COUNTY }

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 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 30th day of June A.D., 19 88

3/10/91

My Commission Expires:

Notary Public

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