

1387



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Courtney H. Mason, Jr.
 PO Box 360187
 (Address) Birmingham, Alabama 35236-0187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY SEVEN THOUSAND ONE HUNDRED NINETY ONE AND 50/100TH (\$137,191.50) DOLLARS
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Randall L. Kendrick d/b/a D & R Kendrick Construction

(herein referred to as grantors) do grant, bargain, sell and convey unto
 Ann Marie Allen and husband, Jerold Wayne Allen

(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 23, according to the survey of Valleybrook, Phase I, as recorded in Map Book 10, page 56, 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.

\$135,300.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 5139 Valley Brook Circle, Birmingham, Alabama 35244

This property is not homestead property as defined by the Code of Alabama.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 17th
 November 1988
 day of

WITNESS:

1. Doc. Fee \$ 2.00
 2. Mig. Tax
 3. Recording Fee 2.80
 4. Indexing Fee 1.00
 TOTAL \$5.50
 STATE OF ALABAMA
 SHELBY COUNTY

(Seal)
 RANDALL L. KENDRICK d/b/a D & R KENDRICK CONSTRUCTION (Seal)
 (Seal)
 (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall L. 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 17th day of November A.D., 1988

My Commission Expires March 12, 1992