

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571

Purchase Office
(205) 988-5600

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) 2032 Valleydale Road
Birmingham, Alabama 35124

Send Tax Notice to:

(Name) _____

(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FOUR THOUSAND THREE HUNDRED AND NO/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Steve Kendrick dba Kendrick Construction

(herein referred to as grantors) do grant, bargain, sell and convey unto

Rafael M. Baltazar and wife, Adelaida C. Baltazar

(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 107, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5, and 6, 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.

\$84,750.00 of the above-recisted pruchase price was paid*from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1138 Independence Drive, Alabaster, Alabama 35007

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

1. Deed Tax \$ 10.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 14.50

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, I have hereunto set my hand(s) and seal(s), this 13th day of April 19 89

WITNESS

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

89 APR 18 AM 9:09

(Seal)

(Seal)

(Seal)

Steve Kendrick (Seal)
STEVE KENDRICK DBA KENDRICK CONSTRUCTION

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that STEVE KENDRICK, A MARRIED MAN 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 HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April A.D., 19 89

3/10/91

My Commission Expires:

Notary Public

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