

THIS INSTRUMENT PREPARED BY:
Harry B. Maring, Attorney at Law
3940 Montclair Road, Suite 302
Birmingham, AL 35213

Send Tax Notice To:
Dennis A. Victory
522 BEVINGTON DR
ALABAMA, AL 35209

338
WARRANTY DEED (With Survivorship)

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00), (\$60,000.00 of which is being paid from the proceeds of a purchase money mortgage of even date) to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, Steve Kendrick d/b/a Kendrick Construction Company (hereinafter referred to as "grantor" whether one or more), grants, bargains, sells and conveys unto Dennis A. Victory and wife, Lucy T. Victory (hereinafter referred to as "grantees"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit "A"

Subject to: easements, restrictions and covenants of record.

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TO HAVE AND TO HOLD to the grantees, as joint tenants with right of survivorship, it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee herein; and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And we do for ourselves and for our heirs and administrators, covenant with the grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the grantees and the grantees' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 31 day of NOVEMBER, 1989.

Steve Kendrick (Seal)
Steve Kendrick d/b/a Kendrick
Construction Company

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Steve Kendrick d/b/a Kendrick Construction Company, whose name as Owner and sole proprietor of Steve Kendrick d/b/a Kendrick Construction Company, a proprietorship, is signed to the foregoing Warranty Deed and who is known to me, acknowledged before me on this day that being informed of the contents of this document, he has, as such Owner and sole proprietor and with full authority, executed the same voluntarily for and as the act of said proprietorship.

GIVEN under my hand and official seal this 31 day of NOVEMBER, 1989.

[Signature]
Notary Public

My Commission Expires October 2, 1992

EXHIBIT "A"

Legal Description

Lot 9, in Block 3, according to a resurvey of Fernwood, Third Sector, as recorded in Map Book 7, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and Mining Rights excepted.

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1. Deed Tax -----	\$ 20.00
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 5.00
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 29.00

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

89 SEP -6 PM 2:22

Thomas W. Shores, Jr.
JUDGE OF PROBATE