

This form furnished by:

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This instrument was prepared by:

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

Send Tax Notice to:

(Name) William Alan Hammond
(Address) 304 Chestnut Lane
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$115,400.00)

That in consideration of One hundred fifteen thousand four hundred & NO/100ths 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

William Alan Hammond and wife, Joan L. Hammond

(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 19, according to the survey of Dogwood Forest, Second Phase, as recorded in Map Book 13 page 91 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.

\$92,300.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$	23.50
2.	\$	
3.	\$	2.50
4.	\$	3.00
5.	\$	
6.	\$	1.00
Total	\$	30.00

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, I have hereunto set my hand(s) and seal(s), this 29th day of November 19 89

WITNESS

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

89 DEC -4 PM 1:27

(Seal)

(Seal)

JUDGE OF PROBATE

(Seal)

Randall L. Kendrick (Seal)
Randall L. Kendrick d/b/a D & R 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 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 29th day of November A.D., 19 89

Notary Public