

158
SEND TAX NOTICE TO:

(Name) Melanie Kendrick Bristow & William H. Kendrick
Rt. 2, Box 39-E
(Address) Calera, AL 35040

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$8,500.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William M. Schroeder and wife, Dorothy D. Schroeder and David P. Downs, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Melanie Kendrick Bristow and William H. Kendrick

(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 5, according to the survey of Turtle Cove, Phase I, as recorded in Map Book 12, Page 61, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1990 and subsequent years. 1990 taxes are a lien but not due and payable until October 1, 1990.
2. Restrictions as recorded in Deed Book 340, Page 919, at Page 933, in Probate Office except that no residence of less than 1200 square feet of heated area shall be erected or constructed on the hereinabove described property.
3. Transmission line permits to Alabama Power Company recorded in Deed Book 151, Page 91; Deed Book 225, Pages 918 and 921, in Probate Office.
4. Rights acquired by Alabama Power Company by instruments recorded in Deed Book 253, Pages 116 and 120, in Probate Office.

BOOK 302 PAGE 113
The Grantees or their successors in title shall have the right to use at their own risk the hereinafter described easement and right of way and the boat launching facilities located on the edge of Lay Lake at the end of the hereinafter described easement and right of way, said easement and right of way being described as follows: Commence at the Northwest corner of Boat Lot 2A, Turtle Cove First Addition as recorded at the Shelby County Probate Records in Map Book 12, Page 55; run thence North 86 degrees 28 minutes 06 seconds West along the South right of way of Wallace Drive for 43.77 feet to the Point of Beginning; continue North 86 degrees 28 minutes 06 seconds West along said right of way for 30.02 feet; run thence South 05 degrees
(CONTINUED ON REVERSE SIDE)

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; 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 herein in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we have hereunto set OUR hand(s) and seal(s), this 24

day of July, 19 90.

WITNESS:

(Seal)

(Seal)

(Seal)

William M. Schroeder (Seal)
Dorothy D. Schroeder (Seal)
David P. Downs (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder and wife, Dorothy D. Schroeder; and David P. Downs, a single man whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of July, A.D., 19 90

Carol Lowmyer

46 minutes 54 seconds West for 96 feet more or less to the Margin of Lay Lake; run thence in a Easterly direction along said Margin for 30 feet more or less to a point that is South 05 degrees 46 minutes 54 seconds West and 94 feet more or less from the Point of Beginning; run thence North 05 degrees 46 minutes 54 seconds East for 94 feet more or less to the Point of Beginning. Said land being in Section 18, Township 22 South, Range 2 East of the Huntsville Principal Meridian, Shelby County, Alabama.

\$8,500.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.

SIGNED FOR IDENTIFICATION:

William M. Schroeder
William M. Schroeder

Dorothy D. Schroeder
Dorothy D. Schroeder

David P. Downs
David P. Downs

NOTED IN ALA. SH. L. & C.
I CERTIFY THAT
THIS INSTRUMENT WAS FILED

90 JUL 26 AM 8:19

DEPT. OF REVENUE

NO. 11-11-11-11

1	3.00
2	3.00
3	1.00
4	1.00
Total	10.00

BOOK 302 PAGE 114

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.