

SEND TAX NOTICE TO:

(Name) Melanie Kendrick Bristow

William H. Kendrick

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

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 One and no/100 DOLLARS

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

William M. Schroeder, a married man, Dorothy D. Schroeder, a married woman 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:

Commence at the Northwest corner of said Lot 5, Turtle Cove, Phase 1, as recorded in Map Book 12, Page 61, in the Probate Office of Shelby County, Alabama, Thence run South 34 degrees 50 minutes 35 seconds West 369.97 feet, to a point on the Northeasterly right of way of Wallace drive, said point also being the Southwest corner of said Lot 5, Turtle Cove Phase 1; Thence run North 22 degrees 54 minutes 44 seconds East, leaving said right of way 105.0 feet; Thence run North 39 degrees 29 minutes 12 seconds East 268.12 feet to the Point of Beginning. Situated in Shelby County, Alabama.
According to the survey of Amos Cory, P.L.S. #10550, dated October 18, 1990

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS OR OF THEIR RESPECTIVE SPOUSES.

1. Deed Tax	\$ 4.00
2. Notary Fee	\$
3. Recording Fee	\$ 2.50
4. Ad Valorem Tax	\$ 4.00
5. State Tax	\$
6. Other Fees	\$ 7.00
Total	\$ 8.50

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 19 day of October, 19 90

WITNESS:

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

90 OCT 26 AM 9:52 (Seal)

(Seal)

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

STATE OF ALABAMA
Shelby COUNTY } JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William M. Schroeder, Dorothy D. Schroeder, David P. Downs whose names 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 19 day of October, A. D., 19 90

Notary Public

Notary Seal

Notary Public