

**\$22,425.10 of mortgage tax being paid on mortgage recorded simultaneously herewith.

251

WARRANTY DEED

30,900

This instrument was prepared by Steven R. Sears, attorney, 11 South Main Street, BX 4 Montevallo, AL 35115+0004 telephone: 665-1211 without benefit of title evidence.

Please send tax notice to: George Carey Kendrick 1601 Hwy 89 Montevallo, AL 35115

State of Alabama) County of Shelby)

Know all men by these presents, that in consideration of thirty thousand, nine hundred dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Freda Louise Kendrick Colestro and husband Robert Joseph Colestro, of 3331 McGehee Road, Montgomery, AL 36111, do grant, bargain, sell, and convey unto George Carey Kendrick, a single man, of 1601 Hwy 89, Montevallo, AL 35115 (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

A house and lot at 1600 Hwy 89, further described as: One acre of land in the SW 1/4 of the SE 1/4 of §6, Twp 24N, R13E, described as follows: Commence at the SW corner of said 1/4§; thence run E along the S 1/4 line 180 feet to the point of beginning; thence continue last course 458.5 feet; thence run N 95 feet; thence run W 458.5 feet; thence run S 95 feet to the point of beginning.

Source of title: a warranty deed from Annie Maude Haynes Kendrick, executed 25 September 1987 and recorded 25 September 1987 at real book 152, page 785 of the Shelby County Probate Records.

To have and to hold to the said grantee, his heirs and assigns forever.

We, Freda Louise Kendrick Colestro and husband Robert Joseph Colestro, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his 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 my heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 15 April 1991.

Witness:

Witness signature: Steven Sears. I CERTIFY THIS INSTRUMENT WAS FILED 91 MAY -3 AM 9:57

Signatures of Freda Louise Kendrick Colestro (Seal) and Robert Joseph Colestro (Seal)

State of Alabama) County of Shelby)

JUDGE OF PROBATE

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Freda Louise Kendrick Colestro and husband Robert Joseph Colestro, whose names are signed to the foregoing conveyance, and who are (made) 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 15 April 1991.

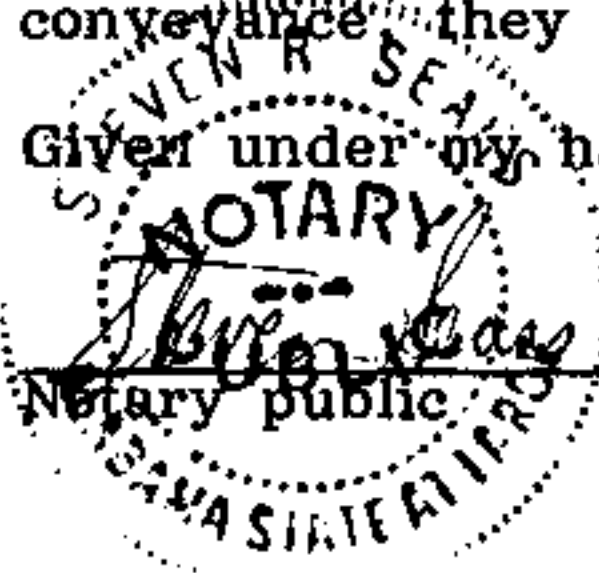


Table with 2 columns: Item description and Amount. Total: 15.00

Central State Bank

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