

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205)833-1571  
FAX 833-1577

Riverchase Office  
(205)988-5600  
FAX 988-5905

This instrument was prepared by:  
(Name) Courtney Mason & Associates, P.c.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Robert Allen Bratcher  
(Address) 505 Warrior Drive  
Alabaster, Alabama 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SEVENTY TWO THOUSAND THREE HUNDRED AND NO/100ths----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Steve Kendrick dba Kendrick Construction Company (herein referred to as grantors) do grant, bargain, sell and convey unto Robert Allen Bratcher and wife, Kellee Lynette Bratcher (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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Park Place as recorded in Map Book 15 Page 47 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, currents taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$71,945.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA FOR STEVE KENDRICK.

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

91 DEC -2 PM 1:52

JUDGE OF PROBATE

1. Deed Tax	\$	.50
2. Mtg. Tax	\$	
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	
6. Certified Fee	\$	1.00
Total	\$	7.00

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 of such survivor forever.

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 22nd day of November, 19 91.

WITNESS

Steve Kendrick dba Kendrick Construction Company

BY: Steve Kendrick (Seal)  
Steve Kendrick (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 Steve Kendrick, a married man 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 22nd day of November A.D., 19 91

COURTNEY H. MASON, JR.  
MY COMMISSION

My Commission Expires

Notary Public