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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) Mr. John A. Kern, III  
(Address) 210 Goodwin Street  
Columbiana, Alabama 35051

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

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY ONE THOUSAND NINE HUNDRED AND NO/100ths (\$91,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William H. Kendrick, a married man and Melanie Kendrick Bristow, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto John A. Kern, III and wife, Kelly J. Kern

(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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

\$91,532.00 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.

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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, we have hereunto set our hand(s) and seal(s), this 30th day of March, 19 92.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

William H. Kendrick (Seal)  
William H. Kendrick  
Melanie Kendrick Bristow (Seal)  
Melanie Kendrick Bristow  
\_\_\_\_\_  
(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 William H. Kendrick, a married man & Melanie Kendrick Bristow, a married woman 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 30th day of March A.D., 19 92

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES

My Commission Expires:

3-5-95

Notary Public

EXHIBIT "A"

PARCEL V:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 deg. 58 min. left, run Northerly along said street for 331.81 feet; thence 95 deg. 59 min right, run 519.52 feet to the point of beginning; thence continue last described course for 100.00 feet; thence 90 deg. 47 min. 10 sec. left, run 200.92 feet to the South line of East Sterrett Street; thence 88 deg. 20 min. 45 sec. left, run Westerly along last said street for 100.00 feet; thence 91 deg. 38 min. 42 sec. left, run 202.43 feet to the point of beginning.

PARCEL VI:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run East along the South line of said Section for 630.95 feet to the East line of Thompson Street; thence 95 deg. 58 min. left, run Northerly for said street for 331.81 feet; thence 95 deg. 59 min. right, run Easterly for 619.52 feet to the point of beginning; thence continue last described course for 100.00 feet to the West line of Goodwin Street; thence 90 deg. 47 min. 43 sec. left, run along last said street for 199.40 feet to the South line of East Sterrett Street; thence 88 deg. 20 min. 12 sec. left, run along last said street for 100.00 feet; thence 91 deg. 39 min. 15 sec. left, run 200.92 feet to the point of beginning. All being situated in Shelby County, Alabama.

*MLB*  
*W.B.H.*

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