

This form furnished by:

Canaba 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) Moeen Chaudhry
(Address) 530 Highway 343
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 SEVENTY SIX THOUSAND FOUR HUNDRED FIFTY 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 Steve Kendrick Construction
(herein referred to as grantors) do grant, bargain, sell and convey unto

Moeen Chaudhry and wife, Lisa Chaudhry

(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:

A parcel of land in the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 1 West, Shelby County, Alabama; described as follows: Commence at the Northeast corner of said 1/4-1/4 section; thence run West along the North 1/4-1/4 line 47.70 feet to a point on the West side of an old roadbed and the point of beginning; thence run Southerly along said old road the following bearings and distances: Thence turn left 97 deg. 28 min. 18 sec. and run Southeast 262.00 feet, thence turn right 22 deg. 30 min. 00 sec. and run southeast 112.70 feet, thence turn left 13 deg. 30 min. 00 sec. and run Southeast 171.30 feet; thence turn right 14 deg. 30 min. 00 sec. and run Southeast 27.30 feet to a point on the Northwest side of Shelby County Highway #343, thence turn right 36 deg. 30 min. 00 sec. and run Southeast 202.50 feet along the Northwest side of said highway, thence turn right 127 deg. 59 min. 09 sec. and run North 689.32 feet a point on the north 1/4-1/4 line, thence turn right 89 deg. 29 min. 10 sec. and run East 161.79 feet along said 1/4-1/4 line to the point of beginning. LESS and EXCEPT that part lying within the rights of way of the public road.

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

\$77,974.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

Inst # 1992-15949

08/04/1992-15949
04:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 7.50

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 29th day of July, 19 92.

WITNESS

(Seal)

(Seal)

(Seal)

Steve Kendrick dba Kendrick Construction

Steve Kendrick (Seal)

(Seal)

(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 29th day of July A.D., 19 92

My Commission Expires:

Notary Public