

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Paul Kendrick
1208 Brook Highland Lane
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/83

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 (\$1.00) AND OTHER GOOD & VALUABLE CONSIDERATIONS DOLLARS

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

Glenn Kendrick and wife, Coye Irene Kendrick

(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul Kendrick and wife, Cari 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:

Commencing at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 4, Township 20 South, Range 1 West; thence South 0 degrees 00 minutes 00 seconds East, a distance of 166.63 feet; thence North 62 degrees 16 minutes 23 seconds East a distance of 59.80 feet; thence South 26 Degrees 53 minutes 37 seconds East a distance of 209.13 feet to the POINT OF BEGINNING; thence North 63 degrees 13 minutes 41 seconds East, a distance of 160.30 feet; thence South 19 degrees 25 minutes 34 seconds East, a distance of 49.22 feet; thence South 14 degrees 02 minutes 31 seconds East, a distance of 101.98 feet; thence South 24 degrees 02 minutes 22 seconds East, a distance of 128.89 feet; thence South 75 degrees 14 minutes 03 seconds West, a distance of 173.27 feet; thence North 16 degrees 24 minutes 11 seconds West, a distance of 245.00 feet to the POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:

1. Taxes for 1994 and subsequent years. 1994 ad valorem taxes are a lien but not due and payable until October 1, 1994.
2. Right of way to Shelby County as recorded in Deed Book 135, Page 437 in the Probate Office.
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
4. Ingress and egress to and from caption lands.

01/25/1994-02683
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HJS 10.50

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 21st

day of January, 19 94.

WITNESS:

(Seal)

Glenn C Kendrick (Seal)
Glenn Kendrick

(Seal)

(Seal)
Coye Irene Kendrick

(Seal)

Coye Irene Kendrick (Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Glenn Kendrick and wife, Coye Irene Kendrick 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 21st day of January, A. D., 19 94

Peggy J. Letson
Notary Public.

Inst # 1994-02683