

This instrument was prepared by C. Glenn Powell, P. O. Box 295, Tuscaloosa, Alabama 35402. It was prepared without benefit of title examination. The source of the GRANTORS' title are two statutory warranty deeds, both dated May 30, 1995, and filed on June 1, 1995, as Instruments No. 1995-14235 and 1995-14236, both in the Office of the Judge of Probate of Shelby County, Alabama.

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

This WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR, is made by and between:

GRANTORS

✓ Julia Kennerly Mendonca
513 Paddock Lane
Montgomery, Alabama 36109;

Margaret Dwight Kennerly
159 North Springs Courts
Macon, Georgia 31200; and

Mary Jean Kennerly Dennis
3134 Azalea Lane
Tuscaloosa, Alabama 35405

GRANTEES

Julia Kennerly Mendonca and
Robert R. Mendonca, husband and wife
513 Paddock Lane
Montgomery, Alabama 36109

WITNESSETH

The GRANTORS identified above are the owners of the real property described below as tenants in common, each owning an undivided one-third interest. The parents of the GRANTORS, William Julian Kennerly and Mary Ford Kennerly, each made and executed separate Revocable Trust Agreements to which they each conveyed an

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undivided one-half interest in and to the real property described below and other real property. Mr. Kennerly's trust was executed on February 11, 1980, and was recorded on May 15, 1995, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 1995-12608. The Trust Indenture by which his undivided one-half interest was conveyed to the trust is dated February 11, 1980, and was filed on May 15, 1995, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 1995-12609.

Mrs. Kennerly's trust was made and executed on February 12, 1980, and was filed on May 15, 1995, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 1995-12612. There were three amendments to her trust: A first amendment dated June 18, 1981, was filed and recorded on May 15, 1995, as Instrument No. 1995-12613; a second amendment dated November 19, 1983, was filed and recorded on May 15, 1995, as Instrument No. 1995-12614; and a third amendment dated June 14, 1985, was filed and recorded on May 15, 1995, as Instrument No. 1995-12615. The Trust Indenture by which Mrs. Kennerly conveyed her undivided one-half interest to her trust was dated February 12, 1980, and filed on May 15, 1995, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 1995-12616.

Both Mr. and Mrs. Kennerly died without revoking the trusts so that they were both in effect and existing on the date of their deaths. Subsequently, the trustee of Mr. Kennerly's trust conveyed the undivided one-half interest owned by the trust in the real property described below and other real property to the GRANTORS, as tenants in

common, each being conveyed an undivided one-sixth interest. That Statutory Warranty Deed is dated May 30, 1995, and was filed and recorded on June 1, 1995, as Instrument No. 1995-14236 in the Office of the Judge of Probate of Shelby County, Alabama.

In addition, and subsequent to the death of Mrs. Kennerly, the trustee of her trust conveyed by Statutory Warranty Deed the undivided one-half interest owned by the trust in and to the real property described below and other real property to the GRANTORS as tenants in common, each owning an undivided one-sixth interest. That Statutory Warranty Deed is dated May 30, 1995, and was filed and recorded on June 1, 1995, as Instrument No. 1995-14235 in the Office of the Judge of Probate of Shelby County, Alabama.

By virtue of those conveyances, the GRANTORS own the entire interests in the real property described below as tenants in common, each owning an undivided one-third interest. They have made and executed a Partition Agreement dividing some of the real property conveyed to them by the trustee of the two trusts.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, and in consideration of the sum of Ten and no/100 Dollars (\$10.00) paid by the GRANTEES to the GRANTORS, the receipt of which is hereby acknowledged, the GRANTORS, namely Julia Kennerly Mendonca, Margaret Dwight Kennerly, and Mary Jean Kennerly Dennis, do grant, bargain, sell, and convey unto Julia Kennerly Mendonca and her husband, Robert R. Mendonca, for and during their joint lives and upon the death of either of them,

then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following real property located in Shelby County, Alabama, to wit:

Tract #1: The following described real estate situated in Shelby County, Alabama, to-wit: That certain lot or parcel of land in the town of Montevallo, which is particularly described as follows, to-wit: Beginning at a point along the northeast line of Moody Street one-hundred and twenty-five feet (125 ft.) northwest of the intersection of said northeast line of Moody Street and the northwest line of Nabors Street according to the map of Lyman's Addition as recorded in the office of the Probate Judge of Shelby County, running thence northwest from this point along the northeast line of Moody Street a distance of seventy-five feet, thence northeast along a line parallel with Nabors a distance of three-hundred feet (300 ft.), thence southeast along a line parallel with Moody Street a distance of seventy-five feet (75 ft.), thence southwest along a line parallel with Nabors Street, a distance of three-hundred feet (300 ft.) to the point of beginning.

Tract #2: The following described real estate situated in Shelby County, Alabama, to-wit: That certain lot or parcel of land in the town of Montevallo which is particularly described as follows, to-wit: Beginning at the point of intersection of the northeast line of Moody Street with the northwest line of Lyman's Addition, according to the map of said Lyman's Addition as recorded in the office of the Probate Judge of said Shelby County, which point is opposite and across the end of said Moody Street, according to said map, forms the northernmost corner of Lot One (1) Block L, of said Lyman's Addition; running thence northeast, along the said line of Lyman's Addition three hundred (300) feet; thence southeast, parallel with said Moody Street one hundred (100) feet, thence southwest, parallel with said northwest line of Lyman's Addition three hundred (300) feet to Moody Street and thence northwest along the northeast line of said Moody Street, to the point of beginning, a distance of one hundred (100) feet.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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, together with every contingent remainder and right of reversion.

And the GRANTORS do for themselves and their heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that the GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; and that they and their 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, the GRANTORS have hereunto set their hands and seals on this the 26th day of December, 1995.

Julia Kennerly Mendonca
Julia Kennerly Mendonca

Margaret Dwight Kennerly
Margaret Dwight Kennerly

Mary Jean Kennerly Dennis
Mary Jean Kennerly Dennis

STATE OF Alabama)

COUNTY OF Montgomery)

I, Carol L. Creel, a Notary Public in and for said County, in said State, hereby certify that Julia Kennerly Mendonca, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of December, 1995.

My commission expires:

12-16-95

Carol L. Creel
Notary Public in and for said county
and said state

STATE OF Georgia)

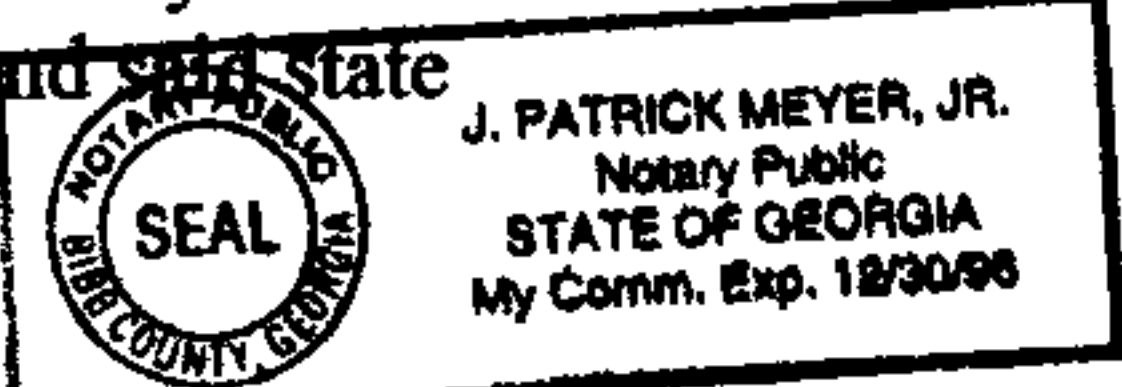
COUNTY OF BIBB)

I, J. Patrick Meyer, Jr., a Notary Public in and for said County, in said State, hereby certify that Margaret Dwight Kennerly, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 1995.

My commission expires:

12/30/96

J. Patrick Meyer, Jr.
Notary Public in and for said county
and said state


STATE OF Alabama)

COUNTY OF Tuscaloosa

I, Carol B. Shatton, a Notary Public in and for said County, in said State, hereby certify that Mary Jean Kennerly Dennis, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, 1995.

My commission expires:

11-22-97

Carol B. Shatton
Notary Public in and for said county
and said state

Inst # 1996-10292

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