

THIS INSTRUMENT WAS PREPARED BY:
JAMES M. KENDRICK, Attorney at Law
15 Office Park Circle, Suite 100
Birmingham, Alabama 35223
Phone: (205) 871-3116

✓ SEND TAX NOTICE TO:
Teresa Kendrick Spires
2020 Road 39
Chelsea, Alabama 35043

\$1500.00

WARRANTY DEED
(Jointly for life with rights of Survivorship)

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF THE EXCHANGE OF THE PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED IN INST# 1996-27423 ON AUGUST 22, 1996 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, We, **Floyd E. Kendrick and wife, Clarice D. Kendrick** (herein referred to as grantors), grant, bargain, sell and convey unto **Teresa Kendrick Spires and Clarice D. Kendrick** (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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the southeast corner of the SE1/4 of the NW 1/4 of Section 8, Township 20 South, Range 1 West; thence run north on the quarter-quarter line for 258.21 feet to the northerly right of way line for Shelby County Road #39 for the point of beginning; thence continue on the same line for 365.56 feet; thence turn left 90 degrees 00' 00" for 150.0 feet; thence turn left 90 degrees 00' 00" for 223.77 feet; thence turn left 41 degrees 11' 08" for 201.11 feet to said right of way line; thence turn left 77 degrees 21' 52" and along said right of way for 20.0 feet to the point of beginning. Contains 1.0 acre.

Subject to easements and rights of way of record.

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 the right of reversion.

07/24/1997-23212
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NC3 11.50

Inst # 1997-23212

**Survivorship Warranty Deed
Kendrick to Kendrick
Page 2**

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of November, 1996.

WITNESS

Floyd E. Kendrick (Seal)
FLOYD E. KENDRICK

WITNESS

Clarice D. Kendrick (Seal)
CLARICE D. KENDRICK

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Floyd E. Kendrick and wife, Clarice D. 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 18th day of November, 1996.

James M. Kendrick
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/19/97

Inst # 1997-23212

**07/24/1997-23212
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50**

