

SEND TAX NOTICE TO:

(Name) Alan G. Kendrick  
225 Dolphin Circle  
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) William H. Halbrooks  
704 Independence Plaza  
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirteen Thousand, Nine Hundred & no/100----- DOLLARS

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

Margaret H. Kirkpatrick, an unmarried woman

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

Alan G. Kendrick and Daphne R. 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:

Lot 24, in Block 9, according to the Amended Map of Bermuda Lake Estates, Second Sector, as recorded in Map Book 10, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 113,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1998-17130

05/11/1998-17130  
10:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 9.50

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, I have hereunto set my hand(s) and seal(s), this 29th

day of April, 1998

WITNESS:

(Seal)

(Seal)

(Seal)

Margaret H. Kirkpatrick

Margaret H. Kirkpatrick

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Margaret H. Kirkpatrick

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 29th

day of April

A. D. 1998

William H. Halbrooks

Notary Public