

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20230113000011360
01/13/2023 11:32:34 AM
DEEDS 1/3

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

4698 AL Hwy 155
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of One Hundred and 00/100 (\$100.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), George Carey Kendrick, a Single peson, in hand paid by the GRANTEE(S), Adelina Ochoa Arellano and Danna Paola Perales Ochoa, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), 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:

A portion of the North 377.14 feet of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama, less and except any portion lying within the right of way of Shelby County Road 89 and also a portion of property previously sold, said property being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 24 North, Range 13 East, and run West along the North linen of said $\frac{1}{4}$ - $\frac{1}{4}$ section 565.56 feet to the point of beginning; thence turn 82 degrees, 23 minutes, 24 seconds left and run 60.67 feet; thence turn 86 degrees, 26 minutes, 19 seconds right and run 118.57 feet; thence turn 93 degrees, 02 minutes, 30 seconds right and run 52.16 feet; thence turn 82 degrees, 54 minutes, 34 seconds right and run East to the point of beginning; being situated in Shelby County, Alabama.

Prior Deed Reference: Book 2006, Page 0119000031590.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

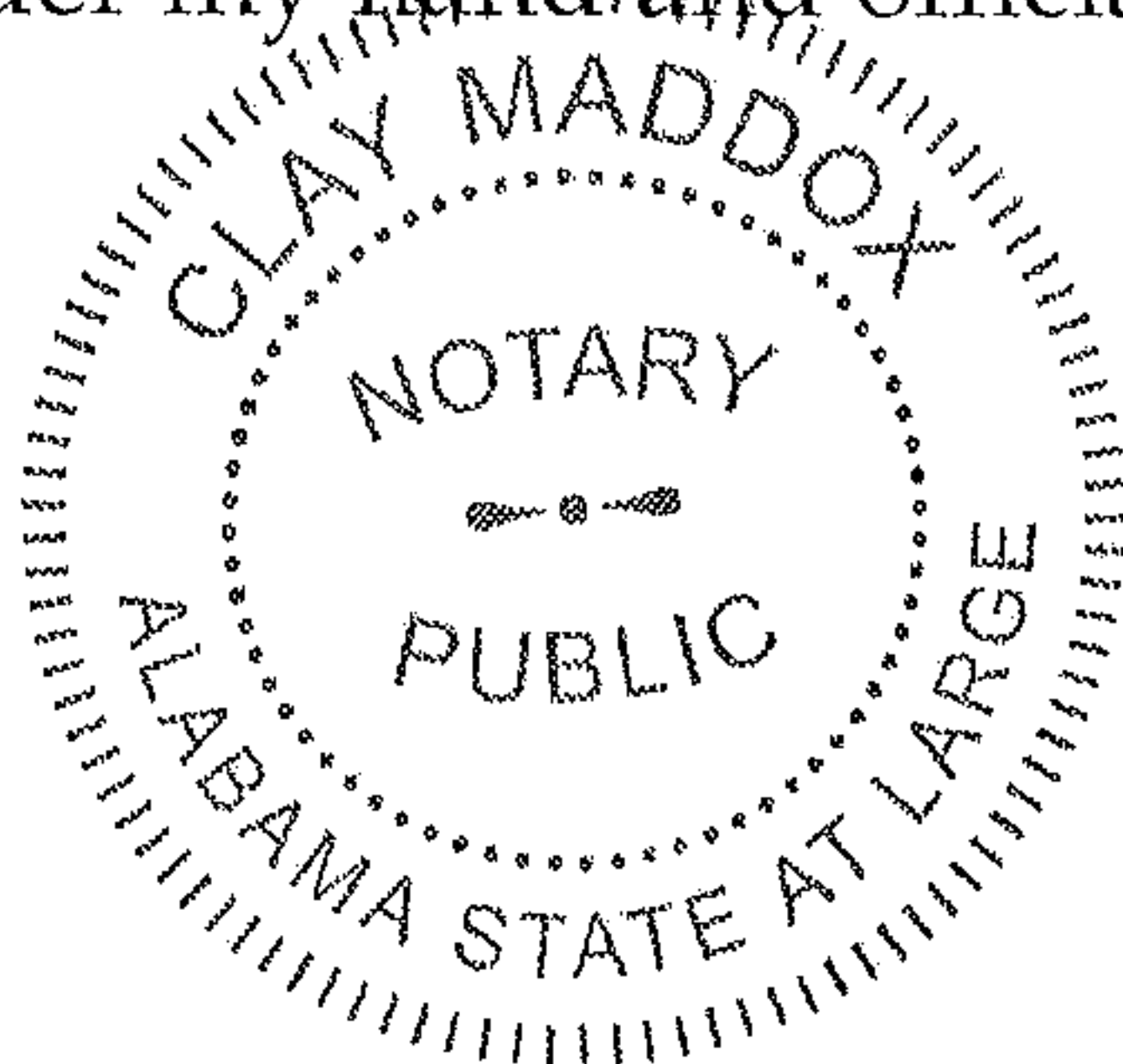
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 13th day of January, 2023.


George Carey Kendrick

STATE OF Alabama)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **George Carey Kendrick** is(are) signed to the foregoing conveyance, and who is(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 13th day of January, 2023.




NOTARY PUBLIC
My Commission Expires: 4-23-23

Address of Grantee:

4698 AL Hwy 155
Montevallo, AL 35115

Address of Grantor:

140 Kendrick Farm
Montevallo, AL 35115

Property Address:

0
Montevallo, AL 35115

Real Value: \$27,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2023 11:32:34 AM
\$55.50 BRITTANI
20230113000011360

Allen S. Bayl