

This instrument was prepared by

(Name)

This Instrument Was Prepared By
WILLIAM A. JACKSON, ATTORNEY

(Address)

1300 City National Bank
BIRMINGHAM, ALA. 35203

See Mtg 320-39

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty-Seven Thousand Five Hundred and no/100-----DOLLARS

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

Buel Burke and wife, Phyllis Burke
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jack C. Suell and Garnett M. Suell
(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:

TRACT 1:

The SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 30, Township 21 South, Range 2 West, Shelby County, Alabama.

TRACT 2:

9.57 acres in NE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the NE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run West along North line a distance of 882.4 feet; thence turn an angle of 93 deg. to left and run along a fence line a distance of 501.0 feet to an iron pin; thence turn an angle of 89 deg. 30' to left and run along a fence line a distance of 896 feet to an iron pin; thence turn an angle of 92 deg. 30' to left and run a distance of 437.8 feet, more or less, to point of beginning, LESS AND EXCEPT a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West, more particularly described as follows: Commence at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 21 South, Range 2 West, and run South 210.74 feet to the centerline of a Shelby County Road and the Point of Beginning, thence continue along the last described course 192.24 feet, thence turn 89 deg. 48' Right and run West 896.59 feet, thence turn 90 deg. 01' Right and run North 324.43 feet to the centerline of said County Road, thence Easterly along said centerline 909.2 feet to the Point of Beginning, Except and less right of way for said Road, containing 4.9 acres more or less.

Subject to easements and restriction of record.

\$30,000.00 of the purchase price recited herein was paid from a mortgage loan closed simultaneously herewith.

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 K(we) do for ~~XXXX~~ (ourselves) and for ~~XXX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 19 day of November, 1971.

WITNESS:
STATE OF ALABAMA
SHELBY COUNTY
1971 NOV 24 AM 10:43
U.C.C. FILED NOV 24 1971
REC. BY CLERK OF COURT
CONFIDENTIAL

Buel Burke (Seal)
Buel Burke
Phyllis Burke (Seal)
Phyllis Burke (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Buel Burke and wife, Phyllis Burke, 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 19 day of November, A. D., 1971.

Notary Public.

19711124000050530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/24/1971 12:00:00 AM FILED/CERT