

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

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

See Mtg 351-179

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Marvin Burnett and wife, Charlotte M. Burnett

(herein referred to as grantors) do grant, bargain, sell and convey unto Anthony Rovendro, Jr., and wife, Ruth D. Rovendro

(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:

See Rider attached hereto and made a part hereof for legal description.

SUBJECT TO: (1) Current Taxes; (2) Transmission line permit to Alabama Power Company recorded in Deed Book 107, Page 526, in the Probate Records of Shelby County, Alabama; (3) Right of way deed to Shelby County recorded in Deed Book 154, Page 496, in said Probate Office.



19751219000071990 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1975 12:00:00AM FILED/CERT

\$10,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 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:

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, we have hereunto set our hand and seal S, this 4th day of December, 1975.

WITNESS:

Marvin Burnett
Marvin Burnett

Charlotte M. Burnett
Charlotte M. Burnett

State of ALABAMA

SHELBY COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Marvin Burnett and wife, Charlotte M. Burnett, 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 4th day of December, A. D., 1975

James J. Odom, Jr.
Notary Public

A parcel of land located in the SW $\frac{1}{4}$ of Section 4 and the NW $\frac{1}{4}$ of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said Section 4; thence in an Easterly direction along the South line of said Section, a distance of 1460.91 feet to the Northwest right of way line of Shelby County Highway 17, the point of beginning; thence 69 degrees 57 minutes 07 seconds left, in a Northeasterly direction, along said right of way, a distance of 90.47 feet; thence 90 degrees left, in a Northwesterly direction, a distance of 290.0 feet; thence 90 degrees left, in a Southwesterly direction, a distance of 105.0 feet; thence 90 degrees left, in a Southeasterly direction, a distance of 290.0 feet; thence 90 degrees left, in a Northeasterly direction, a distance of 14.53 feet to the point of beginning.



19751219000071990 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 DEC 19 AM 9:06

Reed July 100

Conrad M. Boudin

JUDGE OF PROBATE

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