

(Name) Dora Ellen P. Phillips

(Address) P.O. Box 416, Pelham, Ala. 35124

4591

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Three Thousand & No/100 ----- (33,000.00) --DOLLARS

*See Mtg 354-19*

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

Rolfe P. Mahaffey and wife, Sara Nell Bates Mahaffey (Sara Nell Bates Mahaffey and Sara Nell Bates are one and the same person)  
(herein referred to as grantors) do grant, bargain, sell and convey unto

John T. Burke, Jr. and wife, Joan Y. Burke

(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:

Lot 11, Sector 2, according to the survey of Fall Acres Sub-division, as recorded in Map Book 5, page 16, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1976.
2. Easements, building line, right of way, restrictions of record.

\$31,500.00

\_\_\_\_\_ of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

19760423000036880 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
04/23/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 APR 23 AM 10:05  
*Deed 354-19*  
*Carol H. Johnson*  
JUDGE OF PROBATE

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, 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, we have hereunto set our hand(s) and seal(s), this 16th day of April, 19 76.

WITNESS:

\_\_\_\_\_(Seal) Sara Nell Mahaffey (Seal)  
\_\_\_\_\_(Seal) Rolfe P. Mahaffey (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rolfe P. Mahaffey and wife, Sara Nell Mahaffey whose name S 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 16th day of April, A. D., 19 76.

Dora Ellen P. Phillips  
Notary Public.

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