

Position 5

USDA-FmHA
Form FmHA-AL-427-4
(9-14-72)

749

This Instrument was Prepared by
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P.O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED

(For Transfer Cases) - Joint Tenants With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE, made this 13th day of February, 1986, between
Betty Jean Bass (who is one and the same person as Betty Jean Burdette)

of Shelby County, State of Alabama, party(ies) of the first part, and
Ronnie M. Wilson and wife, Mary Wilson

of Shelby County, State of Alabama, parties of the second part;
WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to
them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof
is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain,
sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following

described land, lying and being in the County of Shelby, State of Alabama, to-wit:
Lot 23, according to the survey of Oakdale Estates, as recorded in Map Book 5, page 98,
in the Probate Office of Shelby County, Alabama
Mineral and mining rights are excepted.

Subject to easements and restrictions of record, including the following:

1. Ad valorem taxes for the year 1986, which said taxes are not due and payable until
October 1, 1986.
2. Easement and building line as shown by recorded plat recorded in Map Book 5, page
98 in the Probate Office of Shelby County, Alabama.
3. Rights-of-ways to Alabama Power Company as recorded in Deed Book 275, page 428
and dated July 10, 1972; Deed Book 112, page 456 and in Deed Book 123, page 433, in
the Probate Office of Shelby County, Alabama.
4. Plantation Pipe Line as recorded in Deed Book 112, page 335, in the said Probate
Office of Shelby County, Alabama.
5. Subject to restrictive covenants set out in Miscellaneous Book 1, page 191, dated
April 17, 1972 in said Probate Office.

The above-described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by Betty Jean Burdette
dated the 11th day of April
1977, and recorded in Mortgage Book 364, at Page 11, in the Office of the Judge of Probate of
Shelby County, Alabama:

and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD to said parties of the second part, 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 the said party(ies) of the first part does (do) for herself and for her

heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of

them that she is (are) lawfully seized in fee simple of said premises; that the premises are

free from all encumbrances except as hereinbefore set forth; that she has (have) a good

right to sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set her hand(s) and seal(s), the day and year first above written.

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

Betty Jean Bass (LS)
Betty Jean Bass

1986 FEB 14 PM 1:03

STATE OF ALABAMA

COUNTY OF SHELBY

Seed Tax 35.00
Rec 5.00
Ind 1.00
41.00

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Betty Jean Bass (who is one and the same person as Betty Jean Burdette) whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of February, 1986

J. F. [Signature]
Notary Public

(SEAL)

My Commission Expires 9-29-87

1-2-86

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