

2285

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

TEN AND NO/100 (\$10.00)

That in consideration of ..... DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Ocie Lee Burns and wife, Arvella Burns; Howard Burns and wife, Isabell Burns

(herein referred to as grantors) do grant, bargain, sell and convey unto

James Edward Burns and wife, Bessie Lee Burns

(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:

The North fifty feet of Lot 167 as located on Horsley's Map of the Town of Columbiana, Alabama, more particularly described as follows: Commence at the SW corner of the Jonas Schwab lot and run thence West 120 feet; thence North a distance of 215 feet to point of beginning of the property herein conveyed; thence run East a distance of 120 feet to a point; thence turn an angle of 90 deg. to the right and run South a distance of 50 feet to a point; thence turn to the right an angle of 90 deg and run West a distance of 120 feet; thence turn to the right and run to the point of beginning. Being a part of the SE 1/4 of SW 1/4 of Section 23, Township 21, Range 1 West, in Shelby County, Alabama.

It is the intention hereby to describe and convey the North 50 feet of that certain lot deeded to Ocie Lee Burns, Arvella Burns and Howard Burns by deed recorded in Deed Book 193, page 04 in the Probate Records of Shelby County, Alabama.

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 22<sup>nd</sup> day of October, 1965

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 11/10/65  
RECORDED & \$5.00 TAX  
& \$5.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Ocie Lee Burns (Seal)  
Arvella Burns (Seal)  
Howard Burns (Seal)  
Isabell Burns (SEAL)

James E. Burns  
JUDGE OF PROBATE

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ocie Lee Burns & Arvella Burns; Howard Burns and Isabell Burns 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 22<sup>nd</sup> day of October, A. D., 1965.

Lanice Brasher  
Notary Public.

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