

This instrument prepared by: Andrew W. Griffin, 647 Brown Marx Bldg., Birmingham, Ala.

Form 1-1-5 Rev. 3-65

2674

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,

That in consideration of Four Thousand - (\$4,000.00) - and no/100 ----- DOLLARS and the execution of a purchase money mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, B. B. Burton, III, an unmarried man, and James D. Burton and wife, Linda D. Burton, (herein referred to as grantors) do grant, bargain, sell and convey unto W. J. Mathews and Ora Mathews

(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:

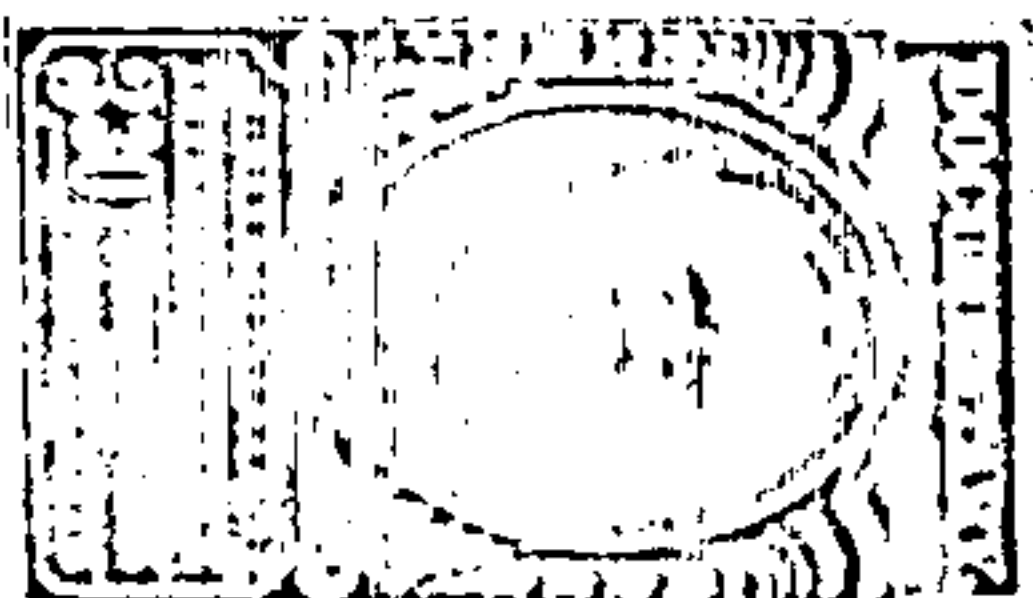
Lot 19, of the Survey of Cahaba River Estates as shown by said survey recorded in Map Book 3, page 11 in the Probate Office of Shelby County, Alabama, also recorded in Map Book 3, pages 32 and 33, in the Probate Office of Jefferson County, Alabama, Bessemer Division, and in Map Book 17, page 64, in the Probate Office of Jefferson County, Alabama, Birmingham Division.

Mineral and Mining Rights Excepted.

Subject to an easement over and across the west 10 feet of said Lot 19, to be used as a roadway, as set out in deed executed on April 10, 1951, and recorded in Deed Book 145, page 364, in the Probate Office of Shelby County, Alabama.

Subject to the Transmission Line permit as recorded in Deed Book 177, at page 357, Probate Office of Shelby County, Alabama.

Grantees assume and agree to pay the balance due on that certain mortgage dated May 30, 1955, recorded in Mortgage Book 238, page 410, in favor of Robinson Mortgage Company, Inc., which said mortgage was assigned to First Federal Savings and Loan Association by assignment recorded in Deed Book 173, page 235, in the Probate Office 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 15th day of February, 1967.

STATE OF ALABAMA
I CERTIFY THAT THIS INSTRUMENT
1967 FEB 16 AM 10:39
U.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

B. B. Burton, III (Seal)
James D. Burton (Seal)
Linda D. Burton (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 B. B. Burton, III, an unmarried man, and James D. Burton and wife, Linda D. Burton, 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 15th day of February, A. D., 1967.

Margaret H. Logan
Notary Public.

BOOK 246 PAGE 813