

3774

This instrument was prepared by

(Name).....Margaret Scruggs

(Address).....3040 Montgomery Highway, Birmingham, Alabama.

Form 1-1-5 Rev. 1-66

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 TWO THOUSAND, NINE HUNDRED and NO/100 - - - - - DOLLARS

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

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

CHARLES BURTON and wife, BILLIE C. BURTON

(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:

That part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 19, Township 22, Range 1 West, which lies North of the present existing unpaved public road from Calera to Shelby (except two acres, more or less, heretofore conveyed to Johnny Smith and wife, Linda Smith, recorded in Volume 309, Page 444, in the Probate Office of Shelby County, Alabama. The property hereby conveyed consisting of 18 acres, more or less.

The Grantor herein, Onzella Jones, is the surviving grantee of that certain deed recorded in Volume 256, Page 563, in the Probate Office of Shelby County, Alabama, the other grantee, James Jones, having died on, or about, May 24, 1969.

STATE OF ALA. SHELBY CO. INSTRUMENT NO. 5000  
1969 AUG 23  
U.C.C. FILE RECORDED OR  
REC. BK. & PAGE AS  
JUN 25 1969  
Carroll Jones

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, I have hereunto set my hand(s) and seal(s), this 15<sup>th</sup> day of August, 1969

WITNESS:

.....(Seal)  
.....(Seal)  
.....(Seal)

Onzella Jones (Seal)  
.....(Seal)  
.....(Seal)

STATE OF ALABAMA  
Jefferson }  
COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Onzella Jones, A Widow is 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 official seal this 15<sup>th</sup> day of August, A. D., 1969  
Margaret Scruggs  
Notary Public.