

This instrument was prepared by

(Name) **Wallace & Ellis, Attorneys**

(Address) **Columbiana, Alabama**

Form 1-1-6 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 **Three Thousand, Seven Hundred & no/100 (\$3,700.00)** DOLLARS

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

**Harland Burnett and wife, Wanda Jean Burnett**

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

**Melvin McGaughy and wife, Lucille McGaughy**

(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:

From the Northeast corner of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West run Westerly along the North boundary line of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 18, Township 20 S, Range 2 West for 464.37 feet to the point of beginning of the land herein described and conveyed; thence continue Westerly along the North boundary line of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West for 115.64 feet; thence turn an angle of 67 deg. 26 min. to the left and run Southwesterly 165.2 feet; thence turn an angle of 92 deg. 56 min. to the left and run Southeasterly 157.05 feet; thence turn an angle of 101 deg. 01 min. to the left and run Northeasterly 207.75 feet, more or less, to the point of beginning. This land being a part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West and being 0.5785 acres, or less.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
JUL 6 PM 12:22  
U.C.C. FILE NUMBER 68-1000  
BK. 2 PAGE 15 SHOWN ABOVE  
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 **30** day of **June**, 19 **70**

WITNESS:

(Seal)

**Harland Burnett** (Seal)  
(Harland Burnett)

(Seal)

**Wanda Jean Burnett** (Seal)  
(Wanda Jean Burnett)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

the undersigned

Harland Burnett and Wanda Jean Burnett

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 **30** day of **June**, A. D., 19 **70**.

**Lance Blasher**  
Notary Public.

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