

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Twenty Four Thousand Five Hundred & No/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged ~~xxx~~ I, W.E. Falkner, an unmarried man

(herein referred to as grantor) do grant, bargain, sell and convey unto H.H. Burgess and wife C.A. Burgess

(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:

All that part of the N.E. $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, lying Southeast of right-of-way of new paved Vandiver-Dykes Mill Road, Except 1 acre square in the Northeast Corner of said forty acres and EXCEPT that tract sold to J.H. and Myrtle Dawson on March 5, 1958, which is shown by deed recorded in Deed Book 194, page 379 in Probate Office of Shelby County, Alabama.

Grantor reserves for himself, his heirs, his successors and assigns, a right-of-way and easement for the purpose of access to a 40 acre tract owned by the said W.E. Falkner the land being a 30 foot wide strip running along the North property line to the East property line; thence turn right and run along the East property line to the South property line.



19701229000000640 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1970 03:49:00 PM FILED/CERT

Grantees executes a Mortgage to Grantor this date in the amount \$19,500.00 Nineteen Thousand Five Hundred Dollars, said Mortgage being a part of the above listed consideration.

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 (~~xxx~~) do, for myself (~~xxxxxxx~~) and for my (~~xxx~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~xxxxxx~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that I (~~xxx~~) have a good right to sell and convey the same as aforesaid; that I (~~xxxx~~) will and my (~~xxxx~~) 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 and seal

day of November, 19 70 .

WITNESS:

W.E. Falkner

BOOK 265 PAGE 452



19701229000000640 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1970 03:49:00 PM FILED/CERT

RETURN TO BOOK 265 PAGE 453

TO

N. N. Burgess
At 1300 14
Street Ala

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

5.00
8.45
6.45

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

SHELBY COUNTY

General Acknowledgment

I, J. D. Graham, a Notary Public in and for said County, in said State,
hereby certify that W.E. Falkner,
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 6th day of

November

A. D., 1970

J. D. Graham
Notary Public

State of

COUNTY

General Acknowledgment

I, . . . , a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
DEC 29 PM 3:49
REC. BK. & PAGE AS SHOWN ABOVE
J.C.C. FILE NUMBER OR
NOTARY PUBLIC
J. D. Graham

State of

COUNTY

Corporation Acknowledgment

I, . . . , a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of