

2303

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIX THOUSAND and no/100-----(\$6,000.00)-----DOLLARS and note secured by mortgage in the amount of \$35,500.00 executed simultaneously with this deed

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Virginia Boteler, unmarried and Guy L. Burns, unmarried

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

Gail Morton and husband, Boyd Morton

(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 Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter also 20 acres more or less on the West of Valley Road being part of the Northeast Quarter of the Southeast Quarter all in Section 26, Township 18, Range 2 East. The above containing 100 acres, more or less. This property is known as Cove Spring Farm with all buildings and permanent improvements.



19710330000011940 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/30/1971 12:00:00 AM FILED/CERT

STAFF OF ALA. SHELBY CO.
COUNTY THIS
INSTRUMENT WAS FILED
MAR 30 AM 9:46
U.C. FILE NUMBER OR
REC. EX. & PAGE NO. SHOWN ABOVE
CLASSIFIED
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 29th day of March, 1971.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Virginia Boteler (Seal)
Guy L. Burns (Seal)
.....(Seal)

862
STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

Jefferson the undersigned

862
266
800K
I hereby certify that Virginia Boteler, unmarried and Guy L. Burns, unmarried were made those name s are signed to the foregoing conveyance, and who/ known to me, acknowledged before me 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 29th day of

March

Rayce P. Mayfield
Notary Public.