

4225

Shelby 318-390 390

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

This Instrument Was Prepared By
WILLIAM A. JACKSON, ATTORNEY
1300 City National Bank
BIRMINGHAM, ALA. 35203

That in consideration of Twenty-four Thousand Nine Hundred Fifty and no/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Charlotte Faye Burnett and husband Marvin Burnett (herein referred to as grantors) do grant, bargain, sell and convey unto

James William Wardlow and Myrtle F. Wardlow

(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:

SEE EXHIBIT "A" ATTACHED.

Subject to easements and restrictions of record.

\$24,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19710801000031400 1/3 \$.00
Shelby Cnty Judge of Probate, AL
08/01/1971 12:00:00 AM FILED/CERT

BOOK 269 PAGE 162

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 K (we) do, for ~~XXXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances: except current ad valorem taxes and as that K (we) have a good right to sell and convey the same as ^{set out above} aforesaid; that K (we) will and ~~xxx~~ (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 and seals, this 22 day of July, 1971.

WITNESS:

Charlotte Faye Burnett
Charlotte Faye Burnett
Marvin Burnett
Marvin Burnett

SPEIR, ROBERTSON and JACKSON
1300 City National Bank Bldg.
FURN TO Birmingham, Alabama

WARRANTY DEED
FULLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

This form furnished by
ALABAMA TITLE COMPANY, INC.
Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

495
5.2572

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

19710801000031400 2/3 \$.00
Shelby Cnty Judge of Probate, AL
08/01/1971 12:00:00 AM FILED/CERT

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Charlotte Faye Burnett and husband Marvin Burnett
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 22 day of July A. D., 19 71

[Signature]
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 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 day of

STATE OF ALABAMA
NOTARY PUBLIC
1971 JUL 22 PM 5:27
REC. BK. & FILE ABOVE

Notary Public

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 19

Notary Public

"EXHIBIT A"

Commence at the Southwest corner of Section 18, Township 20 South, Range 2 West; run thence in a Northerly direction along the West line of said section for a distance of 1100.24 feet; thence turn an angle to the right of 89 degrees 50 minutes 30 seconds and in an Easterly direction for a distance of 193.84 feet to the point of beginning; from point of beginning thus obtained thence continue along last described course for a distance of 170 feet; thence turn an angle to the left of 86 degrees 37 minutes and in a Northerly direction for a distance of 175.47 feet; thence turn an angle to the left of 84 degrees 58 minutes (said angle being measured from last described course to the chord of the preceding course, said course being situated on a curve having a central angle of 10 degrees 04 minutes and a radius of 351.63 feet); thence run along the arc of said curve for a distance 61.78 feet to the end of said curve; thence along the tangent, if extended, to said curve in a Westerly direction for a distance of 35.55 feet to the point of beginning of a curve to the left (said curve having a central angle of 33 degrees 33 minutes 30 seconds and a radius of 25.0 feet); thence along the arc of said curve for a distance of 14.64 feet to a point of reverse curve (preceding curve having a central angle of 34 degrees 40 minutes 15 seconds and a radius of 35 feet); thence along the arc of said curve for a distance of 21.18 feet; thence turn an angle to the left of 72 degrees 39 minutes 52¹/₂ seconds (said angle being measured from chord of last described course to the preceding course) and run in a Southwesterly direction for a distance of 196.94 feet to the point of beginning.



19710801000031400 3/3 \$.00
Shelby Cnty Judge of Probate, AL
08/01/1971 12:00:00 AM FILED/CERT

UCC FILE NUMBER OF
REC. EX. & INDEX AS SHOWN ABOVE

Classified by 3000

STATE OF ALABAMA
CLERK OF THE
SHELBY COUNTY
PROBATE COURT
1971 AUG 1 PM 5:27

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