

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

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 Twenty-five Thousand, Five Hundred and no/100 Dollars plus other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Nina Brady Lanham and husband, R. W. Lanham (herein referred to as grantors) do grant, bargain, sell and convey unto

Buel G. Burke and wife, Phyllis A. Burke

(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 point of beginning being the Southwest corner of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 4, Township 24 North, Range 13 East, Shelby County, Alabama; thence East a distance of 1280.0 feet to the West right of way of Shelby County Road No. 75; thence North along the West R.O.W. of said Road a distance of 336.0 feet; thence North 78 deg. 30' West a distance of 1331.7 feet; thence South a distance of 620.5 feet to the point of beginning of the property herein conveyed.

This land being and lying in the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama.

\$40,000.00 of the purchase price, \$65,000 was paid from mortgage loan closed simultaneously herewith.



19711202000051540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/02/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
DEC 2 1971
9:50 AM
U.C.C. FILE NUMBER OR
REGISTER & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad H. Burke

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 November, 1971

WITNESS:

(Seal)

(Seal)

(Seal)

+ Nina Brady Lanham (Seal)

+ R. W. Lanham (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Nina Brady Lanham and husband, R. W. Lanham, a Notary Public in and for said County, in said State,

whose name 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 29th day of November, A. D., 1971

Billy Hunt
Notary Public.

BOOK 271 PAGE 320