

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-5 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 One Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Basil R. Smith and wife, Valera W. Smith
Lewis Carlton Franks and wife, Kathryn S. Franks
(herein referred to as grantors) do grant, bargain, sell and convey unto

Malcolm F. Burns and Barbara Ann Burns

(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:

A lot in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East, more particularly described as follows: Commence at the northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East, thence run south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 420.0 feet; thence turn an angle of 88 deg. 29 min. to the left and run a distance of 210.0 feet to the point of beginning; thence continue in the same direction a distance of 255.65 feet to the west R/O/W line of County Highway No. 59; thence turn an angle of 119 deg. 23 min. to the right and run along said R/O/W line a distance of 85.27 feet to the P.C. of curve; thence continue along said R/O/W curve (whose delta angle is 7 deg. 52 min. to the left, tangent distance is 75.27 feet, radius is 1094.68 feet, length of arc is 150.30 feet) to the P.T.; thence turn an angle of 68 deg. 04 min. to the right from tangent of said curve and run a distance of 143.70 feet; thence turn an angle of 88 deg. 29 min. to the right and run a distance of 210.0 feet to the point of beginning; situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East.

Also commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 30 and run thence south along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 420.00 feet to the point of beginning; thence turn an angle of 88 deg. 29 min. to the left and run east a distance of 210.0 feet; thence turn an angle of 88 deg. 29 min. to the right and run south a distance of 210.0 feet; thence run west a distance of 210.0 feet to the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run north along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210.0 feet to the point of beginning.



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Shelby Cnty Judge of Probate, AL
05/09/1972 12:00:00 AM FILED/CERT

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 8th day of May, 1972.

WITNESS:

Basil R. Smith (Seal)

Valera W. Smith (Seal)

(Seal)

Lewis Carlton Franks (Seal)

Kathryn S. Franks (Seal)

(Seal)

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Basil R. Smith and wife, Valera W. Smith; Lewis Carlton Franks and wife, Kathryn S. Franks, 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 8th day of May, A. D., 1972.

Martha B. Joiner
Notary Public.