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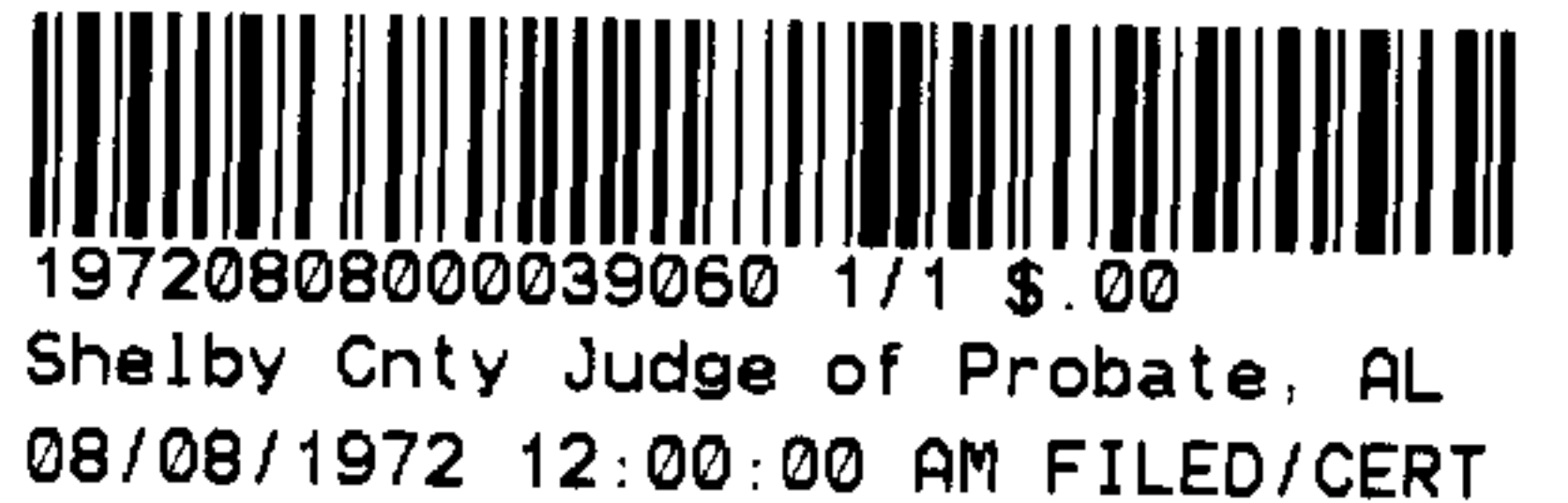
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See Mtg 324-494

This instrument was prepared by

(Name) James J. Odom, Jr.

(Address) 620 North 22nd Street, Birmingham, Alabama 35203



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Nine Thousand Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Marvin Burnett and wife, Charlotte Fay Burnett

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

James G. Boyce and Joan F. Boyce

(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:

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 Section 18, Township 20 South, Range 2 West for a distance of 1600.43 feet to the point of beginning; from the point of beginning thus obtained, turn an angle to the right of 89 deg. 49' 30" and run in a Easterly direction for a distance of 304.45 feet; thence turn an angle to the right of 90 deg. and in a Southerly direction for a distance of 262.95 feet; thence turn an angle to the right of 103 deg. 28' and in a Northwesterly direction for a distance of 15.90 feet to the point of beginning of a curve to the right (said curve having a central angle of 33 deg. 33' and 30" and a radius of 25 feet); thence along the arc of said curve for a distance of 14.64 feet to a point of reverse curve ( said preceding curve having a central angle of 89 deg. 18' and a radius of 35 feet;) thence along the arc of said curve for a distance of 54.55 feet; thence turn an angle to the right of 45 deg. 21' (said angle being measured from the chord of last described course to the preceding course) and run in a Northwesterly direction for a distance of 337.70 feet to the point of beginning.

Subject to easements and restrictions of record.

\$25,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~he~~(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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 4th day of August, 1972.

WITNESS:

*A. P. Breen* (Seal)  
*Sarah E. Jewell* (Seal)  
*[Signature]* (Seal)

*Marvin Burnett* (Seal)  
*Charlotte Fay Burnett* (Seal)  
*[Signature]* (Seal)

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STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marvin Burnett and wife, Charlotte Fay 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 4th day of August, A. D., 1972.

*Sarah E. Jewell*  
Notary Public.