



19721114000056700 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
11/14/1972 12:00:00 AM FILED/CERT

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

1051

That in consideration of Two Thousand Dollars and the Execution of a First DOLLARS Mortgage by Grantee's to Grantor's in the amount of \$5,500.00 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged ~~xxx~~ I, Guy L. Burns, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto James A. Chance and wife Bessie Lee Chance

(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 parcel land designated as Lot 2 on plot of land of Paul and Lorine Bean and begin part of original 20 acres described in Deed Volume 134, Page 11, in the Probate Office of Shelby County, Alabama, said parcel being located in S $\frac{1}{2}$  of N $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 18, Township 20, Range 2 West, Shelby County, Alabama, more particularly described as follows:  
Begin at Northwest corner of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 18, Township 20 South, Range 2 West measuring South along West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 330.08 feet to an iron pin located on North Boundary of S $\frac{1}{2}$  of N $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said section, thence angle 90°08'37 $\frac{1}{2}$ " to left and measuring East along said North boundary a distance of 362.17 feet to an iron pin located on East Right of Way of County Road, known as Fungo Hollow Road; said pin also being Northwest corner of Lot #1; continue East along North boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  361.01 feet to iron pin, said pin being Northeast corner of Lot 1 and Northwest corner of Lot 2 herein described; said pin being point of beginning; thence continue East along  $\frac{1}{4}$ - $\frac{1}{4}$  boundary 425 feet to an iron pin, being Northeast corner of Lot 2 at a distance 175.91 feet West of East boundary of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  said section 18, thence angle 90°31'48" right and south a distance 332.28 feet to an iron pin, said pin being located on South boundary of S $\frac{1}{2}$  of N $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 174.48 feet West of East boundary of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  said Section 18: said point also being Southeast corner of Lot 2 herein described, thence angle 90°38'12" right measuring West along South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  423.38 feet to an iron pin, said iron pin being Southwest corner of Lot 2 herein described: then angle 89°50' right North along boundary between Lot 1 and Lot 2 a distance of 331.53 feet to an iron pin, said pin being a true point of beginning.

Said lot contains 3.23 acres more or less; Also included with Lot 2 is a 15 foot of land for Right of Way to Lot 2 across North boundary of Lot 1 from East Right of Way of said Fungo Hollow Road and West boundary of Lot 2, said strip contains .12 acres more or less.

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:

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, I have hereunto set my hand and seal, this 23rd

277 PAGE 273  
day of March, 19 72.

WITNESS:

Guy L. Burns



TO

Page 74 Deed

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

200  
141  
345  
Pd

19721114000056700 2/2 \$.00  
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LOUISVILLE TITLE INSURANCE  
COMPANY  
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Guy L. Burns, an unmarried man  
whose name 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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 23rd day of March A. D., 19 72

*J. Dickson*  
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 known to me, acknowledged before  
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

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