

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama



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Shelby Cnty Judge of Probate, AL
08/01/1973 12:00:00 AM FILED/CERT

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 TWELVE THOUSAND, FIVE HUNDRED & NO/100 (\$12,500.00) DOLLARS

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

Melvin T. McGaughy and wife, Lucille Burnett McGaughy

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

Clarence Burke and wife, Iris 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:

Part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, described as follows: Commence at the NE corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run West along North boundary for 580.01 feet to a point; thence turn an angle of 67 deg. 26' to the left and run Southwesterly for 59 feet to the point of beginning of the lot herein described; thence continue along the same said course a distance of 106.2 feet to a point; thence turn an angle of 92 deg. 56' to the left and run Southeasterly 157.05 feet; which point marks the Southwesterly corner of the lot described in Deed Book 271, page 280 in the Probate Records of Shelby County, Alabama; thence turn to the left and run in a Northeasterly direction along the Southeasterly boundary of said lot described in said Deed Book 271, page 280 a distance of 152.69 feet to a point; thence turn to the left and run to the point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed Book 12.50
1973 AUG -1 AM 9:41

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Brasher
JUDGE OF PROBATE

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 24th day of July, 1973

WITNESS:

(Seal)

(Seal)

(Seal)

Melvin T. McGaughy (Seal)
(Melvin T. McGaughy)

Lucille Burnett McGaughy (Seal)
(Lucille Burnett McGaughy)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melvin T. McGaughy and Lucille Burnett McGaughy 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 24th day of July, A. D., 1973

Lance Brasher
Notary Public.

14.45