

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
02/26/1974 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

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS

and other good and valuable consideration

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

Roberta C. Burns and husband, Samuel E. Burns

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

Samuel E. J. Burns and wife, Mila R. 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:

Tract #3-C, Carden Estate as set forth on that certain survey by Frank Wheeler dated January 25, 1974 as more particular described there on as follows:

Commence at the NE corner of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Sec. 20, T-19-S, R-1-E; thence run South along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 647.00 feet to the point of beginning; thence continue in the same direction a distance of 343.00 feet; thence turn an angle of 91 deg. 17 min. 52 sec. to the right and run a distance of 562.26 feet; thence turn an angle of 84 deg. 45 min. 10 sec. to the right and run a distance of 344.35 feet; thence turn an angle of 95 deg. 14 min. 50 sec. to the right and run a distance of 585.99 feet to the point of beginning. Situated in the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Sec. 20, T-19-S, R-1-E, Shelby County, Alabama and containing 4.625 acres. Subject to a 20 foot easement for a roadway adjacent to and parallel with the West line of the above described tract.

BOOK 285 PAGE 485

*See map attached Bk 285 page 476*

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 20th day of February, 1974.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Roberta C. Burns (Seal)  
Samuel E. Burns (Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for the State of Alabama, do hereby certify that Roberta C. Burns and husband, Samuel E. Burns 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 20 day of Feb. A. D., 19 74.

Billie S. Atkinson Notary Public.

Commission Expires 8-29-77