

This instrument was prepared by

(Name) JIMMY S. CALTON
ATTORNEY AT LAW
P. O. BOX 265
(Address) EUFAULA, AL 36027



1974022600009440 1/2 \$.00
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,
Billie C. Sullivan and husband, Ray Sullivan; Roberta C. Burns and husband,
Samuel E. Burns; Jonnie C. Morrison and husband, James A. Morrison
(herein referred to as grantors) do grant, bargain, sell and convey unto

Roberta C. Burns and husband, Samuel E. 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, 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 NW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Sec. 20, T-19-S,
R-1-E; thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a
distance of 41.20 feet to the point of beginning; thence continue
East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 630.74
feet to the East line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence turn
an angle of 88 deg. 42 min. 08 sec. to the right and run South along
the East line of the W $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 1245.30
feet to the North R/W line of U. S. Hwy. 280; thence turn an angle
of 71 deg. 04 min. 03 sec. to the right, to the cord of a R/W curve
and run along said R/W curve, whose Delta angle is 10 deg. 36 min.
58 sec. to the left, Cord distance is 382.58 feet to the P.C. of
said R/W curve; thence continue in the same direction along said
R/W line a distance of 184.18 feet; thence turn an angle of 110 deg.
17 min. 28 sec. to the right and run a distance of 1462.80 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 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 29, T-19-S, R-1-E and
containing 18.5 acres. Subject to a 20 foot easement for a roadway
adjacent to and parallel with the West line of the above described tract.

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, 19 74.

WITNESSES:

Billie C. Sullivan (Seal)
Billie C. Sullivan
Ray Sullivan (Seal)
Ray Sullivan
Roberta C. Burns (Seal)
Roberta C. Burns

Samuel E. Burns (Seal)
Samuel E. Burns
Jonnie C. Morrison (Seal)
Jonnie C. Morrison
James A. Morrison (Seal)
James A. Morrison

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Billie C. Sullivan and husband, Ray Sullivan
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 20th day of February, A. D., 19 74.

Jimmy S. Calton
Notary Public.

RETURN TO

S.E. BURNS

2812 SWEENEY HOLLOW
BIRMINGHAM, ALA 35215
TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State 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 the 20 day of Feb, 1974.

Billie S. Atkinson
Notary Public

My Commission Expires 8-29-77

STATE OF ALABAMA)
MADISON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonnie C. Morrison and husband, James A. Morrison, 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 the 22 day of February, 1974.

Jean Nicolais
Notary Public

My Commission Expires 3-6-77

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

INSTRUMENT WAS FILED

1974 FEB 26 AM 11:14

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Conrad M. Fowler

JUDGE OF PROBATE



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Shelby Cnty Judge of Probate, AL
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