

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

3908

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND & NO/100 (\$6,000.00) DOLLARS
and other good and valuable consideration hereinafter stated

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

Archie L. Burroughs, Jr. and wife, Doris D. Burroughs
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy Ray Pitts and wife, Daryl Pitts

(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:

Lot No. 6 in Shelby Shores, Map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, page 75

SUBJECT TO:

Restrictive covenants and conditions filed for record on 1st Nov. 1962 and recorded in the Probate Office of Shelby County, Alabama in Deed Book 223, page 9:
Transmission line permit to Alabama Power Company & Southern Bell Tel. & Tel. dated 27th March, 1963 recorded in Deed Book 225, page 453 in said Probate Office.
Rights acquired by Alabama Power Company by deed dated 26th March, 1968 and recorded in Deed Book 253, on page 91 in said Probate Office.
Agreement as to water dated 19th Feb. 1968 recorded in Deed Book 254, page 783 in said Probate Office.
Rights acquired by Alabama Power Company by deed recorded in said Probate Office in Deed Book 253, pages 116 and 120.

As a part of the consideration hereof, grantees assume and agree to pay as the same shall become due the unpaid balance of that certain mortgaged indebtedness evidenced by mortgage from grantors herein to Shelby County Savings & Loan Association dated October 31, 1972 recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 326, page 694.

19740301000009970 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/01/1974 12:00:00 AM FILED/CERT

285 PAGE 549

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 1st day of March, 1974.

STATE OF ALA. SHELBY CO. JUDGE OF PROBATE
I CERTIFY THAT INSTRUMENT WAS FILED
1974 MAR -1 AM 10:39
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Conrad J. Burroughs

Archie L. Burroughs (Seal)
Doris D. Burroughs (Seal)
(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 Archie L. Burroughs, Jr. and wife, Doris D. Burroughs 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 1st day of March, A. D., 1974.

Laurie Brasher
Notary Public.