

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

8322
Know All Men By These Presents,

See Mtg 341-825

That in consideration of Thirty-Nine Thousand Nine Hundred and no/100 (\$39,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Abbott G. Davis and wife, Sherri R. Davis

(herein referred to as grantors) do grant, bargain, sell and convey unto William Harris Burton and wife,
Ellen M. Burton

(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:

(See Attached Sheet)

SUBJECT TO: (1) Current taxes; (2) Rights of parties in possession; (3) Encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises; (4) Unfiled mechanics' and materialmen's liens; (5) Transmission Line Permits to Alabama Power Company dated January 2, 1947, recorded in Deed Book 127, page 395 and dated April 3, 1961, recorded in Deed Book 214 Page 643, both in said Probate Office; (6) Plantation Pipe Line right-of-way dated March 12, 1951, recorded in Deed Book 145, page 272 in said Probate Office.

\$39,900.00 of the purchase price recited above was paid from a mortgage closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
09/17/1974 12:00:00 AM FILED/CERT

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 X (we) do, for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~KXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~XX~~ (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 and seal S, this 13th day of September, 1974.

WITNESS:

Abbott G. Davis

Sherri R. Davis

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned hereby certify that Abbott G. Davis and wife, Sherri R. Davis whose name S are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State, are known to me, acknowledged before they executed the same voluntarily

Given under my hand and official seal this 13th day of

September 13, 1974.

Notary Public

From the Northeast corner of the S 1/2 of the NW 1/4 of SW 1/4 of Section 18, Township 20, South, Range 2 West, run Southerly along the East Boundary of said NW 1/4 of SW 1/4 of Section 18, Township 20 South, Range 2 West for 342.59 feet to point of beginning of the land herein described; thence continue Southerly along the East boundary line of the NW 1/4 of SW 1/4 of Section 18, Township 20 South, Range 2 West for 273.93 feet to a point in the center of a dirt road; thence turn an angle of 102 degrees 43' to the right and run Northwesterly along the center of said dirt road 292.5 feet; thence turn an angle of 05 degrees 49' to the left and continue Northwesterly along the center of said road for 68.7 feet; thence turn an angle of 105 degrees 45' to the right and run Northeasterly 110.0 feet; thence turn an angle of 105 degrees 45' to the left and run Northwesterly 210.0 feet to a point in the center of County Road No. 35; thence turn an angle of 105 degrees 45' to the right and run Northeasterly along the center of said County Road No. 35 for 154.1 feet; thence turn an angle of 03 degrees 27' to the right and continue Northeasterly along the center of said County Road for 112.39 feet; thence turn an angle of 86 degrees 10' to the right and run Southeasterly 443.99 feet, more or less, to the point of beginning, EXCEPTED however, from the above described land the right of way of County Road No. 35 as now located.

Subject to rights of way and easements recorded in the Probate Office of Shelby County, Alabama.

BOOK 288 PAGE 764



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STATE OF ALABAMA
SHELBY COUNTY
CERTIFY THIS
INSTRUMENT WAS FILED
1974 SEP 17 AM 8:06
U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
Conrad M. Shuler
JUDGE OF PROBATE