

This instrument was prepared by
(Name) W. A. Jenkins, Jr.

(Address) 302 Frank Nelson Bldg., Birmingham, Ala.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Five Hundred and no/100 - - - - - DOLLARS
and the assumption of the hereinafter described mortgage
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ronald Harris Burnett and wife, Jamie R. Burnett
(herein referred to as grantors) do grant, bargain, sell and convey unto

Curtis Eugene Mize, Jr. and wife, Gracie B. Mize
(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 53, Block 1, according to Cahaba Valley Estates, Third
Sector as recorded in Map Book 5, Page 107, in the Probate
Office of Shelby County, Alabama

This conveyance is subject to the following:

1. Taxes for the year 1975
2. Easement and building line as shown by recorded map
3. Restrictions contained in Misc. Vol. 2, Page 224, in the Probate Office of Shelby County, Ala.
4. Right of way to Ala. Power Co. & Southern Bell Tel. & Tel. Co. recorded in Vol. 277, Page 640, in said Probate Office

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made Ronald Harris Burnett and wife, Jamie R. Burnett to Colonial Mortgage Company which mortgage is recorded in the Office of the Judge of Probate Court of Shelby County, Alabama in Volume 335, Page 624. And for the same consideration Grantees herein hereby assume the obligations of Ronald Harris Burnett under the terms of the instruments and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.



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Shelby Cnty Judge of Probate, AL
10/30/1974 01:00:00 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 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 16th

day of October, 1974

(Seal)
(Seal)
(Seal)

Ronald Harris Burnett (Seal)
(Ronald Harris Burnett)
Jamie R. Burnett (Seal)
(Jamie R. Burnett)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Ronald Harris Burnett and wife, Jamie R. Burnett 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 16th day of October, A. D., 1974

William Robert Matheson
Notary Public.