

5751

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

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

cmty 396-159

That in consideration of (\$42,500.00) Forty-two Thousand Five Hundred and no/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Eugene H. Burke and wife, Lawanda P. Burke

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

Daniel C Mortenson and Julia M. Mortenson

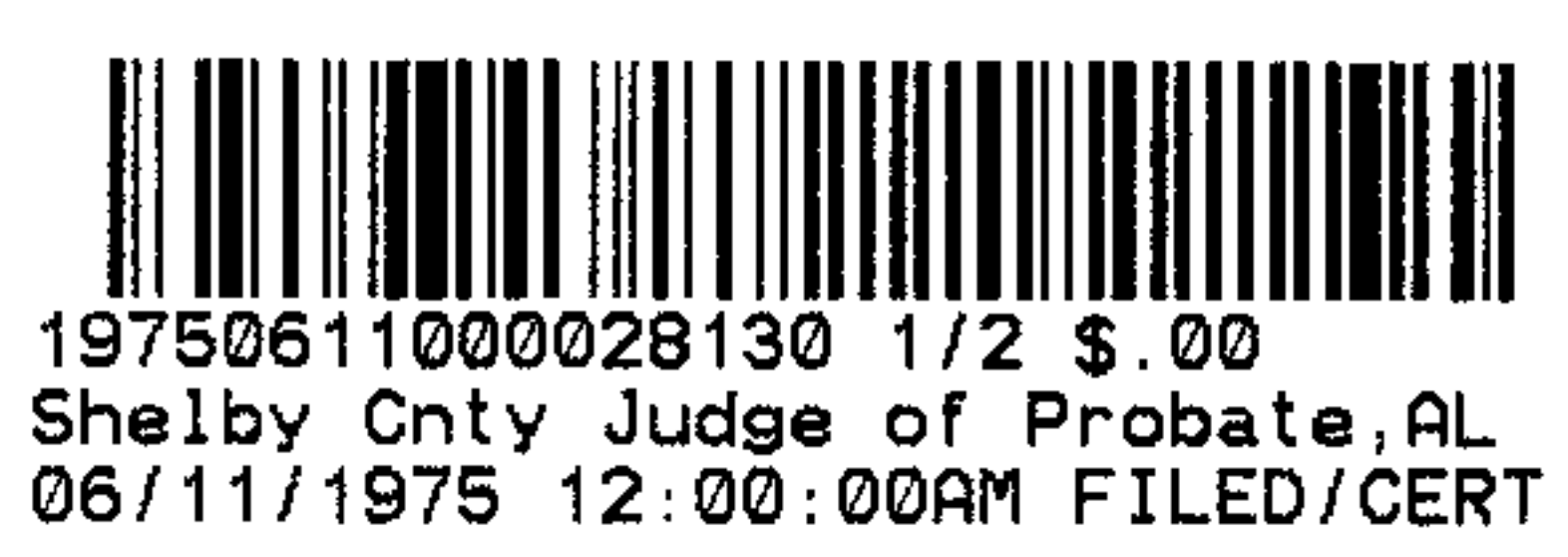
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See attached sheet for description

Subject to easements, exceptions, restrictions and reservations of record.

\$37,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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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:

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 and seal S, this day of , 19 75

WITNESS:

Eugene H. Burke
Lawanda P. Burke

State of ALABAMA
TUSCALOOSA COUNTY

General Acknowledgement

I, the undersigned Eugene H. Burke and wife, Lawanda P. Burke, a Notary Public in and for said County, in said State, hereby certify that whose name S 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 day of June

A. D., 1975

Notary Public

LEGAL DESCRIPTION

Lot 7, Block 1, Altadena Park, according to the Survey recorded in Map Book 5, page 73, in the Office of the Judge of Probate of Shelby County, Alabama, LESS AND EXCEPT: A 10 foot wide strip along the west side and triangular strips along the South and East sides, said excepted portion more particularly described as follows: Begin at the Easternmost corner of said Lot 7, and run thence Southwesterly 115.66 feet to the Southermost corner of said Lot 7; thence run Northwesterly 205.00 feet to the Westernmost corner of said Lot 7; thence run Northeasterly along the Easterly right-of-way line of Old Caldwell Mill Road 123.51 feet to the Northernmost corner of said Lot 7; thence turn right 97 degrees 00 minutes to tangent and run Southeasterly along the Northerly line of said Lot 7, 10.04 feet; thence turn 82 degrees 58 minutes 13 seconds right to tangent, and run Southwesterly along the arc of a curve having a radius of 394.13 feet, as it curves to the left 14.53 feet to the end of said curve; thence continue Southwesterly on a course 10 feet Easterly of and parallel to said right-of-way line, 69.24 feet to the beginning of a curve to the left having a radius of 25.0 feet; thence run Southeasterly along the arc of said curve 33.60 feet to the end of said curve; thence run Southeasterly on a course that is tangent to last said curve 169.89 feet; thence turn 86 degrees 41 minutes 30 seconds left and run Northeasterly 115.48 feet to the point of beginning.

Said property is also known as Lot 7-A, in Block 1, according to the Resurvey, as recorded in Map Book 5, page 111, in the Office of the Judge of Probate of Shelby County, Alabama, of Altadena Park Survey.



19750611000028130 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 11 AM 9:25
Need for 5.00
Cornel M. Jordan
JUDGE OF PROBATE

ORIGINAL.