

This instrument was prepared by

(Name) William E. Swatek, Attorney at Law

(Address) P. O. Box 825, Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventeen Thousand Five Hundred and No/100---(\$17,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Burnice J. Jackson and wife, Loisanne P. Jackson

(herein referred to as grantors) do grant, bargain, sell and convey unto William H. Blackburn and wife, Barbara A. Blackburn

(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:

Part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 28; thence in an Easterly direction along North bounday of said quarter-quarter section 201.00 feet to the center line of an old county road; thence turning an angle of 94 degrees 05 minutes to the right in a Southerly direction along the center line of said old county road 324.25 feet to the point of beginning of a tract of land herein described; thence turning an angle of 94 degrees 04 minutes to the left in an easterly direction 417.38 feet; thence turning an angle of 85 degrees 56 minutes to the left in a northerly direction 104.61 feet; thence turning an angle of 94 degrees 04 minutes to the left in a westerly direction 417.38 feet to the center line of said old county road; thence in a southerly direction along the center line of said old county road 104.61 feet to the point of beginning.

Containing 1 acre, more or less, according to survey of Herman D. Westbrook.

\$16,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
06/07/1976 12:00:00AM 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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 day of August, 1975.

WITNESS:

Linda Garner (Seal)
Linda Garner (Seal)
(Seal)

Burnice J. Jackson (Seal)
Loisanne P. Jackson (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 Burnice J. Jackson and wife, Loisanne P. Jackson whose name 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 29th day of August, A. D., 1975

Linda Garner
Notary Public.

BOOK 203 PAGE 203