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Shelby Cnty Judge of Probate, AL  
02/18/1977 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Jack W. Monroe, Jr., Attorney at Law

2028 Kentucky Ave., Birmingham, Ala. 35216

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

5691

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of TWENTY NINE THOUSAND FIVE HUNDRED AND NO/100 (\$29,500.00) DOLLARS

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

ELLIS CARLTON BAKER and wife, LILLY BAKER

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

ROGER DALE BURNETTE and wife, CHERYL BURNETTE

(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 20, in Block 2, in Sector Two of the Resurvey of George's Subdivision of Keystone, according to the Map thereof recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4, Page 11, and also a fractional part of Lot 22 in Block 2 of Sector Two of said Resurvey of George's Subdivision, as recorded in said Map Book 4, Page 11, described as follows: Beginning at the Southwest corner of said Lot 22 and run thence in a Southeasterly direction along the boundary line of said Lot 22, a distance of 113.13 feet, more or less, to the Southeast corner of said Lot 22, thence in a Northerly direction along the East boundary line of said Lot 22 a distance of 80 feet; and thence in a Westerly direction and parallel to the South boundary of said Lot 20 in said Block 2 to the point of beginning.

Mineral and mining rights excepted.

Subject to: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Protective covenants as recorded in Volume 186, Page 345, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as recorded in Volume 203, Page 238, in the said Probate Office.

Right of Way to Southern Natural Gas as recorded in Volume 91, Page 231, in the said Probate Office.

Easement over the Southwesterly 6 feet of Lot 22, as shown by the recorded plat.

\$23,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~he~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (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:

that ~~he~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 11th day of February, 1977.

WITNESS:

STATE OF ALABAMA

SHIRLEY THIS

INSTRUMENT WAS FILED

1977 FEB 10 2:11:05

Rec. 1 50  
Fee 1 00  
Lat 6 00  
8 50

Ellis Carlton Baker

Lily Baker

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned Ellis Carlton Baker and wife, Lily Baker, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February A.D., 19 77

Notary Public

BOOK 303 PAGE 837