

This instrument was prepared by

(Name) WILLIAM J. WYNN

5233

(Address) 521 CITY FEDERAL BUILDING, BIRMINGHAM, ALA. 35203

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 FIFTY THOUSAND SIX HUNDRED EIGHTEEN AND 63/100 DOLLARS (\$35,618.63 of above consideration being in the form of mortgage assumed)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LEONARD H. ROBERTS, JR., AND WIFE, LYNNE N. ROBERTS

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

DAVID BURTRAM AND WIFE, LYNN BURTRAM

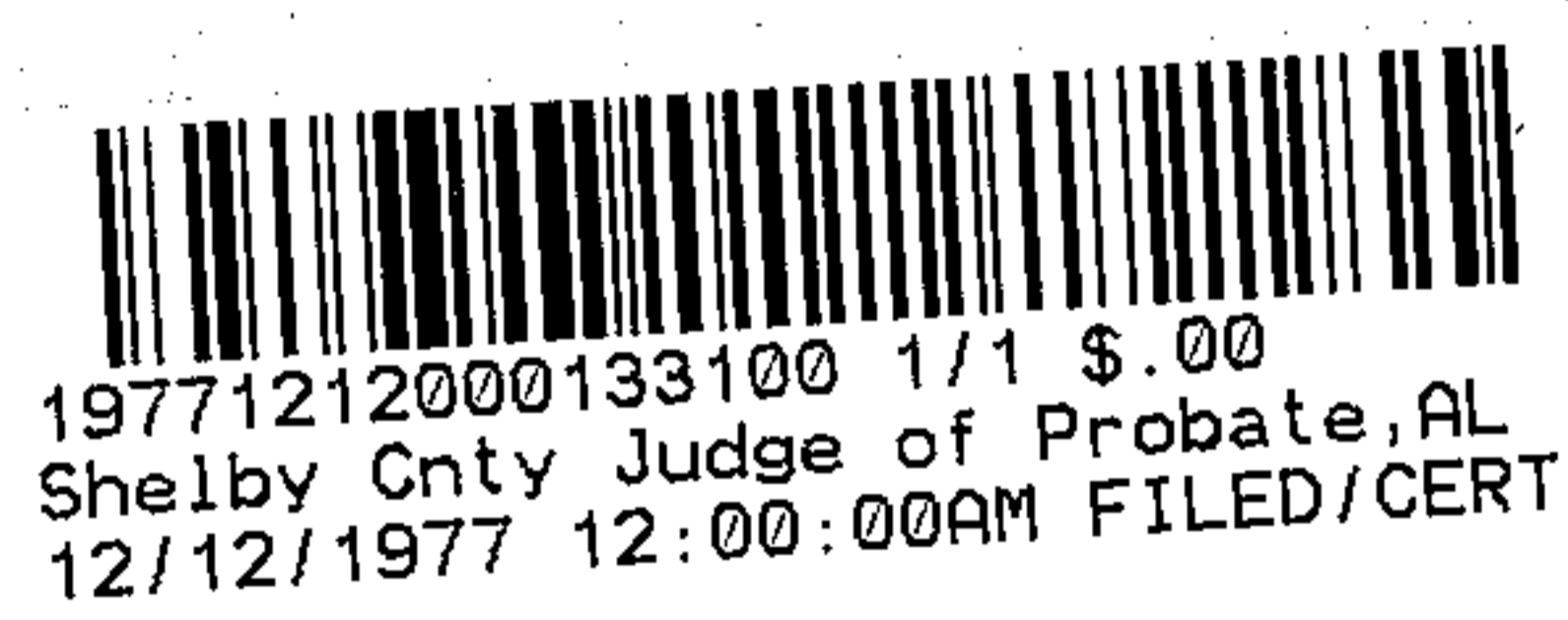
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 23, Block 2, CANABA VALLEY ESTATES, Fourth Sector, according to the plat thereof recorded in Map Book 5, Page 127, of the records in the Office of the Judge of Probate Court of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Easements, restrictions, rights of way of record.
3. Mortgage executed by Leonard H. Roberts, Jr. and Lynne N. Roberts to Robinson Mortgage Company, Inc., in the amount of \$36,400.00, dated June 18, 1975 and filed for record on June 25, 1975 and filed for record in Volume 346, Page 711, in the Probate Office of Shelby County, Alabama. Said mortgage being transferred and assigned to ENGEL MORTGAGE COMPANY, subsequently, by instrument recorded in Volume 14, Page 622, in said Probate Office, which grantees assume and agree to pay.

BOOK 309 PAGE 315



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 9th day of December, 1977.

WITNESS:

(Seal) *Leonard H. Roberts, Jr.* (Seal)
 LEONARD H. ROBERTS, JR.
 (Seal) *Lynne N. Roberts* (Seal)
 LYNNE N. ROBERTS
 (Seal) *William J. Wynn* (Seal)

Need tax - 15.00
 Rec. - 1.50
 17.50

177 DEC 12 1977

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, WILLIAM J. WYNN, a Notary Public in and for said County, in said State, hereby certify that LEONARD H. ROBERTS, JR. AND WIFE, LYNNE N. ROBERTS 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, A. D., 1977

William J. Wynn
Notary Public