

This instrument was prepared by

(Name) James R. Davis, Attorney at Law
Suite 10, #2 Office Park Circle
(Address) Birmingham, Alabama 35223



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

2181



19781024000142790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/24/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-four Thousand Two Hundred Thirty-six and no/100ths----- DOLLARS
(\$34,236.00)

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

A. M. Harper, as Trustee under Indenture of Trust dated

September 1, 1972.

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

Larry H. Burchfield and wife, J. Arlene Burchfield

(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:

That part of the SW 1/4 of NE 1/4 of Section 5, Township 20, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of said 1/4-1/4 section; thence run West along South line of said 1/4-1/4 section, a distance of 45 feet to point of beginning; thence continue along said South line, 1262.61 feet to SW corner of said 1/4-1/4 section; thence right 88 degrees 59 minutes 18 seconds North along West line of said 1/4-1/4 section, a distance of 953.73 feet; thence right 90 degrees 29 minutes 06 seconds a distance of 1211.38 feet to a point on Southwesterly right of way of Highway #51; thence right 73 degrees 23 minutes 30 seconds along said right of way a distance of 341.57 feet to a point on East line of said 1/4-1/4 section; thence right 16 degrees 00 minutes 51 seconds run South along said East line a distance of 526.02 feet; thence right 91 degrees 07 minutes 15 seconds a distance of 45 feet; thence left 91 degrees 07 minutes 15 seconds a distance of 112.41 feet to the point of beginning.

SUBJECT TO THE FOLLOWING:

1. Advalorem taxes for the year 1979, which said taxes are not due or payable until October 1, 1979.
2. All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on, and under subject property.
3. Right of Way to Shelby County, Alabama, as recorded in Deed Book 204, Page 152 in the Offices of the Judge of Probate of Shelby County, Alabama.

\$14,236.00 of the above consideration is represented by a Purchase Money First Mortgage executed 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 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, I have hereunto set my hand(s) and seal(s), this 12th day of October, 1978

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED

(Seal)

1978 OCT 24 AM 10:03

(Seal)

JUDGE OF PROBATE (Seal)

Deed 20-00
Rec. 1.50
Ind. 1.00
22.50

A. M. Harper (Seal)
A. M. Harper, as Trustee under Indenture
of Trust dated September 1, 1972 (Seal)

Secnty 384-484

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. M. Harper, as Trustee under Indenture of Trust dated September 1, 1972 whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, in such capacity executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, A. D. 1978