708

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Two Thousand Five Hundred and No/100 ($52,500.00)---------- DOLLARS

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

Guy L. Burns and wife, Bernadine K. Burns

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

Jim Parker and wife, Donna Parker

(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:

Begin at the intersection of the North right of way line of Shelby County Highway No. 22 with the West line of the NW¼ of the SE¼ of Section 3, Township 22 South, Range 3 West, and run thence North along the West line of said quarter-quarter section and along the West line of the SW¼ of NE¼ of said Section 3, a distance of 210 feet; thence run East, parallel with the North line of the right of way of said Highway, a distance of 210 feet; thence run South, parallel with the North-South centerline of said Section 3, a distance of 210 feet to a point on the North right of way of said highway which is 210 feet Easterly (measured along the North right of way line of said County Highway) from the point of beginning; thence run West, along the North right of way line of said Highway, a distance of 210 feet to the point of beginning.

Subject to easements and rights of way of record, and subject to purchase money mortgage in the amount of $50,000.00.

BOOK 319 PAGE 71

19790417000046300 1/1 $.00
Shelby Cnty Judge of Probate,AL
04/17/1979 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 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 7th day of April, 1979.

WITNESS: Sec Mtg 390-574

STATE OF ALA. SHELBY CO. I CERTIFY THIS WAS FILED
'79 APR 17 AM 9:01
JUDGE OF PROBATE

Deed (Seal) 2.50 — Guy L. Burns (Seal)
Rec. 1.50 — Bernadine K. Burns (Seal)
Mtg (Seal) 1.00
5.00
(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 Guy L. Burns and wife, Bernadine K. Burns 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, A.D., 1979.

Hubert E. Head Comm. Ex. 2-22-82
Notary Public.

Guy L. Burns
3009 Massey Rd
Birm. Al. 35211