

This instrument was prepared by

(Name) William H. Halbrooks 999

(Address) 1933 Montgomery Highway

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

That in consideration of Thirty-Seven Thousand and no/100 DOLLARS

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

Joseph B. Burns and wife, Linda R. Burns

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

Frank D. Forester and wife, Betty Cox Forester

(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 36, according to Indian Valley, Third Sector as recorded in Map Book 5, page 97, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings and Loan Association of Birmingham, recorded in Mortgage Book 339, Page 314, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

19791023000138630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/23/1979 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 X (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 X (we) have a good right to sell and convey the same as aforesaid; that X (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 19th day of October, 1979.

WITNESS:

Notary Seal: (Seal)
OCT 23 AM 8:39
Rec. 1.50 (Seal)
Ind. 1.00
39.50 (Seal)

Joseph B. Burns (Seal)
Joseph B. Burns

Linda R. Burns (Seal)
Linda R. Burns

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph B. Burns and wife, Linda R. 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 19th day of October, A. D., 1979.

WILLIAM H. HALBROOKS & SONS, ATTORNEYS
333 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35203

Notary Seal: (Seal)
Notary Public.

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