

James W. May
2154 Highland Avenue
Birmingham, Alabama 35205

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

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

19800424000046740 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/24/1980 00:00:00 FILED/CERTIFIED

That in consideration of Fourteen Thousand One Hundred Forty-seven & no/100 (\$14,147.00)-- DOLLARS and the assumption of the mortgage described below

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

Danny F. Acton, an unmarried man

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

James M. Burk and wife, Bobbye H. Burk

(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 13, in Block 1, according to the Survey of Green Valley, as recorded in Map Book 5, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: 1) Current taxes; 2) Restrictive covenants and conditions filed for record on April 20, 1972, in Misc. Book 1, Page 10, in Probate Office; 3) 30-foot building set back line from Dale Drive; 4) 7.5-foot utility easement over North side and 10-foot over East side of said lot as shown on recorded map; 5) Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 79; in Deed Book 126, Page 174, and in Deed Book 277, Page 23, in Probate Office; 6) Agreements with Alabama Power Company dated November 18, 1971, recorded in Misc. Book 1, Page 305, and Page 308, in Probate Office;

Grantees herein assume and agree to pay that certain mortgage from Jimmy Ray Bozeman and wife, Mary Nell Bozeman, to Jackson Company, dated November 18, 1976, recorded in Mortgage Book 360, Page 363, which was assigned to Buffalo Savings Bank, in Misc. Book 17, Page 843, in the Probate Office of Shelby County, Alabama.

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:

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 and seal, this 23rd day of April, 1980.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THAT

Deed tax 14.50
Rec. 1.50
Int. 1.00
17.00

Danny F. Acton

1980 APR 24 AM 8:35

State of ALABAMA

JEFFERSON

JUDGE OF COUNTY

General Acknowledgement

I, the undersigned hereby certify that Danny F. Acton, an unmarried man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April

ODOM MAY & DeBUYS
ATTORNEYS AT LAW
P. O. BOX 3408-A
BIRMINGHAM, AL 35205

Notary Public