

This instrument prepared by
(Name) Mitchell, Green & Pino

(Address) P. O. Box 550, Calera, Al. 35040



This Form furnished by
Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 91

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

19810702000072830 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/02/1981 00:00:00 FILED/CERTIFIED

That in consideration of Assumption of a mortgage in the sum of Twenty-three Thousand, One Hundred Twenty-seven and 03/100 Dollars (\$23,127.03) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. B. Burnett and wife, Norma Burnett

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

Ben Lupardus and wife Lucille Lupardus

(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:

All that portion of the SE 1/4 of NW 1/4 and all that portion of the NE 1/4 of SW 1/4, Section 15, Township 24, Range 15 East, which lies East of the Adams Ferry Road and South of the Spring Creek - Bay Springs Road, which is situated in the NE 1/4 of SW 1/4, Section 15, Township 24, Range 15 East, lying South of Shelby County situated in Shelby County, Alabama.

Grantees herein hereby agree to assume and pay that certain mortgage in favor of Alex E. Etress and wife, Faye B. Etress in the principal amount of Twenty-three Thousand, One Hundred Twenty-seven and 03/100 Dollars (\$23,127.03) as dated June 16, 1979 and recorded in Book No. 393, Page 900, in the Probate Office of Shelby County.

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 30th day of June, 1981.

WITNESS: *Rec 1.50*
Ind 1.00 (Seal)

1981 JUL -2 PM 1:29 300 (Seal)

C B Burnett (Seal)

Norma Burnett (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, hereby certify that Ben Lupardus and wife Lucille Lupardus, a Notary Public in and for said County, in said State, whose name s 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 30 day of June 81 A. D., 19

Form ALA-31 Rt 1 Box 68 AA
Shelby, Ala. 35143

Jan S. McMillan
Notary Public.

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