

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051



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Shelby Cnty Judge of Probate, AL
08/19/1981 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-68

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 TEN THOUSAND & NO/100 (\$10,000.00) and the assumption of that DOLLARS certain mortgaged indebtedness as evidenced by mortgage recorded in Mortgage Book 412, page 273, in Office of Judge of Probate of Shelby County, and the execution of a second mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Harold Rich and wife, Nancy Rich

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

William Kenneth Burns and wife, Judith Anne Burns

(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:

BOOK 334 PAGE 474

Commence at the SE corner of the SW 1/4 of NE 1/4, Section 28, Township 19 South, Range 1 East and run thence Northerly along the East line of said 1/2 1/2 Section a distance of 104.60 feet to a point on the South 150' right of way line of Highway U.S. 280; thence turn an angle of 97 deg. 03' 30" to the left and run Westerly along said right of way line a distance of 800.62 feet to a point; thence turn an angle of 90 deg. to the right and run Northerly a distance of 300 feet to a point on the 150' right of way line of said highway U.S. 280, said point being the point of beginning; thence continue along the same line a distance of 150.0 feet; thence turn an angle of 90 deg. to the right and run a distance of 211.0 feet to a point; thence turn an angle of 90 deg. to the right and run a distance of 150.0 feet to a point on the said North 150' right of way of Highway U.S. 280; thence turn an angle of 90 deg. to the right and run along said right of way line a distance of 211.0 feet to the point of beginning. Said parcel is lying in the SW 1/4 of NE 1/4, Section 28, Township 19 South, Range 1 East, and contains 0.73 acre.

Consideration above was paid from a Mtge. closed 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, we have hereunto set our hand(s) and seal(s), this 7th day of August, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1981 AUG 19 AM 10:20 (Seal)

Judge of Probate (Seal)

Harold Rich (Seal)
(Harold Rich)

Nancy Rich (Seal)
(Nancy Rich)

Surety 414-854

STATE OF ALABAMA }
SHELBY COUNTY }

Rec. 1.50
Jud. 1.00
2.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold Rich and wife, Nancy Rich 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 August, A. D. 19 81

First Natl. Bk. of Columbiana

Sandra B. Bigbee Notary Public
My commission expires 11-2-85
NOTARY PUBLIC STATE OF ALABAMA