



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

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This instrument was prepared by

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(Address) 1610 4th Avenue North, Bessemer, AL 35020



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Shelby Cnty Judge of Probate, AL
09/03/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Sixty Thousand and no/100-----(\$360,000.00)-----DOLLARS

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

Guy L. Burns, Sr. and wife, Bernadine K. Burns

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

James C. White and wife, Carol S. White

Route 1 Box 28A
Montevallo 35115

(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 part of the following described property which lies South of the South right of way line of Highway #22:

West one-half of Southwest quarter of Northeast quarter and West one-half of Northwest quarter of Southeast quarter and Northwest quarter of Southwest quarter of Southeast quarter; Section 3, Township 22, Range 3 West, Less and except road right of ways, 30 acres more or less.

This conveyance subject to:

1. Taxes for the year 1981.
2. Less and except any part of subject property now a part of a roadway and/or Highway #22.
3. Right of way and easement as set forth in Deed Book 281, page 85.
4. Mineral and mining rights and rights incident thereto.

\$260,000.00 of the above purchase price was paid from a Purchase Money Mortgage 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 1st day of September, 1981.

WITNESS: *Dec 2 Tot - 100.00*
150
100
102.50
Guy L. Burns, Sr. (Seal)

1981 SEP -3 11 3 56
(Seal)

Bernadine K. Burns (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Guy L. Burns, Sr. and wife, Bernadine K. Burns whose name 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 1st day of September, A. D., 1981.

James A. Holliman
Notary Public.