

ADDRESS

3713 A. Lodge Drive
Birmingham, AL 35216

This instrument was prepared by

735

(Name)

(Address)

Form 1-1-5 Rev. 1-66

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 Twelve Thousand Four Hundred and no/100 - - - - - DOLLARS

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

Robert C. Burlingame and Diane^{E.} Burlingame, his wife,
(herein referred to as grantors) do grant, bargain, sell and convey unto

James W. Key, Jr. and Tammy H. Key
(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:

Commencing at the southwest corner of the W 1/2 of the SW 1/4 of SW 1/4, Section 12, Township 20 South, Range 1 West, the point of beginning; thence north along the west property line a distance of 499.00 feet to a point on east R.O.W. line of a gravel road; thence northeasterly along said R.O.W. line a distance of 350.00 feet to a point that intersects the west R.O.W. line of another gravel road; thence southeasterly along said R.O.W. line a distance of 166.20 feet to a point; thence south a distance of 660.00 feet to a point on the south line of said W 1/2 of SW 1/4 of SW 1/4, Section 12, Township 20 South, Range 1 West; thence west a distance of 330.00 feet to the point of beginning, containing 5.2 acres, more or less and situated in the W 1/2 of the SW 1/4 of SW 1/4, Section 12, Township 20 South, Range 1 West, subject to 10.00 foot easement across the entire south side which owned by the Alabama Power Company.

\$6,000.00 of the above cited consideration has been paid by purchase money mortgage filed simultaneously herewith. Also, an additional \$6,400.00 of the above cited consideration has been held by the Sellers, said mortgage filed 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 encumbrance 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 20th day of October, 1981

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

Deed TAX 6.00

Rec 1.50

Ind 1.00

1981 OCT 26 AM 10:31 (Seal)

8.50 See H16-483

Judge of Probate (Seal)

Robert C. Burlingame (Seal)

Diane Burlingame (Seal)

E.

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert C. Burlingame and Diane Burlingame, his wife, 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 20th day of October, A. D., 1981

Douglas Key

MY COMMISSION EXPIRES JULY 29, 1984

