

This instrument was prepared by

(Name) Dale Corley

(Address) 1933 Montgomery Highway

178
19811207000129510 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/07/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixteen Thousand Six Hundred Forty Six and 00/100 DOLLARS

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

John J. Burke, an unmarried man and Charlotte Nell Burke, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles W. Davenport and Julia M. Davenport

(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 40, according to the survey of Navajo Pines as recorded in Map Book 5, Page 108 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Building setback line of 50 feet reserved from Arrowhead Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 10' easement on west and south sides.
4. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 218 page 353 in Probate Office.
5. Right-of-Way granted to Alabama Power Company and Southern Bell Tel & Tel Company by instrument recorded in Deed Book 280 Page 283 in Probate Office.
6. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 279 page 244 in Probate Office.
7. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 5 Page 33 in Probate Office.
8. Easement to Southern Natural Gas Company as shown by instrument recorded in Deed Book 213 Page 151 in Probate Office.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Colonial Mortgage Company, recorded in Mortgage Book 341 Page 738, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 25th day of November, 1981

WITNESS:

Deed by 1700
Dec 150
100
John J. Burke (Seal)
Charlotte Nell Burke (Seal)
1981 DEC -7 AM 9:33
1950
Charlotte Nell Burke (Seal)
Charlotte Nell Burke

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John J. Burke, an unmarried man and Charlotte Nell Burke, an unmarried woman 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 25th day of November A. D., 1981

Notary Public.