

This instrument was prepared by

243

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand Five Hundred and no/100 (\$11,500.00)----- DOLLARS

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

Guy L. Burns, an unmarried man

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

Lawrence Ray Schell and Diane Marie Schell

(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:

Part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section, run in a southerly direction along the West line of the E $\frac{1}{2}$ of SE $\frac{1}{4}$ of said Section for a distance of 1,565.47 feet, more or less, to a point of intersection with the North right-of-way line of Southern Railroad, being the point of beginning; thence turn an angle to the right of 180 deg. and run in a Northerly direction for a distance of 793.65 feet; thence turn an angle to the right of 103 deg. 15 min. 17 sec. and run in a southeasterly direction for a distance of 94.01 feet to a point of curve, said curve being concave in a northerly direction and having a radius of 204.46 feet and a central angle of 43 deg. 43 min. 32 sec. thence turn an angle to the left and run along the arc of said curve for a distance of 156.05 feet to the end of said curve; thence run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 6.00 feet; thence turn an angle to the right of 107 deg. 08 min. 51 sec. and run in a southeasterly direction for a distance of 731.63 feet, more or less, to a point on the north right-of-way line of Southern Railroad; thence turn an angle to the right and run along said north right-of-way line of said Southern Railroad for a distance of 424.64 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Also conveyed hereby is a 1/13 per cent interest in that certain private roadway which adjoins the property and which is described in deed to Guy L. Burns recorded in Deed Book 325 Page 931 in the Probate Office of Shelby County, Alabama.

CONTINUED ON REVERSE HEREOF

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, I have hereunto set my hand(s) and seal(s), this 30th day of March, 19 83

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)


GUY L. BURNS (Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Guy L. Burns, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, A. D., 19 83

Form ALA-31

Daniel M. Spittler

Notary Public.

CONTINUATION:

Subject to: (1) Taxes due October 1, 1983; and (2) Easement for ingress and egress granted to other property owners.

\$9,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

1983 APR -6 AM 8:42

see Mtg 429-367

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX	2.00
Rec	3.00
Jud	1.00
	6.00

Return to:

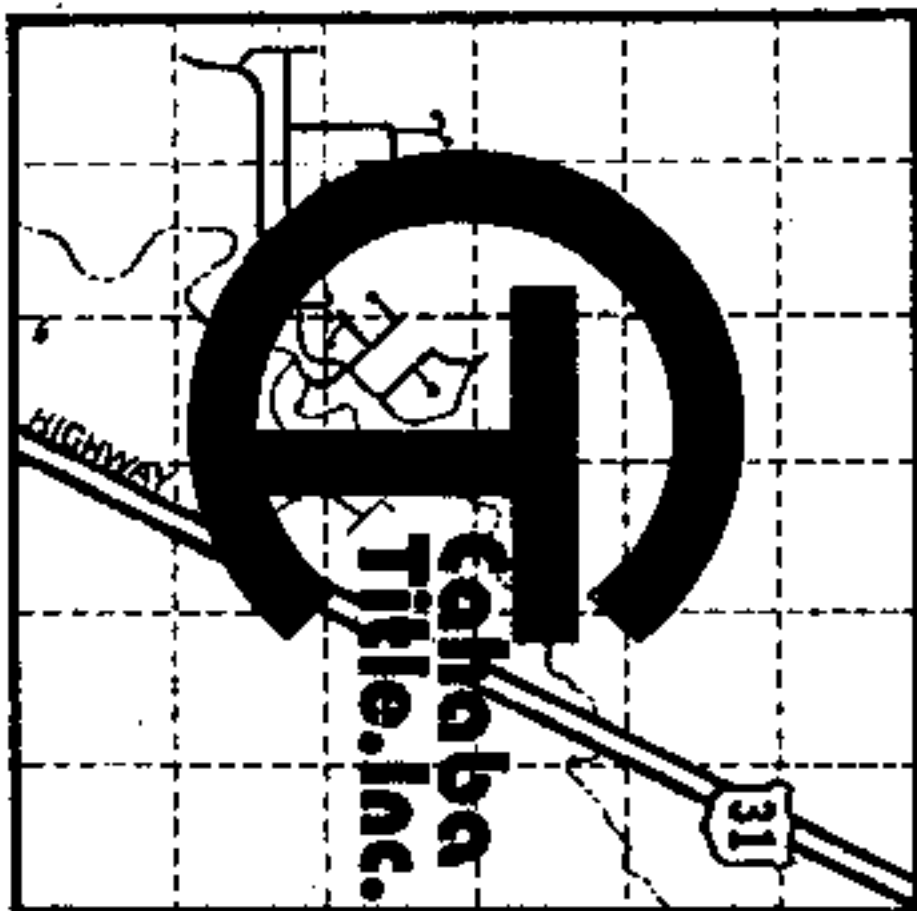
DANIEL M. SPITLER

ATTORNEY AT LAW

1972 Chandalar Office Pk.
PELHAM, ALABAMA 35124

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$

\$

This form furnished by

Cahaba Title, Inc.

1970 Oreston South Office Park

PELHAM, ALABAMA 35124

TEL: 905-963-1130