

This instrument is prepared by

This Form is furnished by:

(Name) COURTNEY H. MASON, JR.

631

Cahaba Title, Inc.

(Address) P.O. Box 1007
Alabaster, Alabama 35007

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100TH (\$16,500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CATHERINE BAXTER AND HUSBAND, GEORGE W. BAXTER

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

RAY K. BURKHOLDER AND WIFE, WANDA BURKHOLDER

(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:

A parcel of land in the South 1/2, Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: From the NW corner of the NW 1/4 of SE 1/4 of Section 20, run South 00 deg. 02 min. West for 276.2 feet; thence run South 77 deg. 52 min. West for 151.9 feet; thence run South 45 deg. 21 min. East for 35.9 feet to the point of intersection of the south margin of an unpaved public road and the easterly right of way line of County Road No. 63, the point of beginning of subject lot; from said point, run along the unpaved public road North 74 deg. 43 min. East for 131.7; continue along said road North 66 deg. 25 min. East for 114.9 feet; continue along said road North 60 deg. 31 min. East for 88.2 feet; thence run along a cable fence South 16 deg. 16 min. East for 32.2 feet to a corner post of a cemetery; thence run along a fence South 06 deg. 28 min. East for 98 feet; thence run North 85 deg. 32 min. West for 288 feet to a point on said right of way line of Co. Rd. No. 63; run thence in a northwesterly direction along said road R.O.W. line (a curve concave left for 40 feet, to the point of beginning; being situated in Shelby County, Alabama.)

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$14,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: RT. 4 BOX 479 MONTEVALLO, AL.

GRANTEES' ADDRESS: RT. 1 BOX 190 CALERA, AL.

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 9th day of August, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

1983 AUG 11 PM 3:48

see #435-70

JUDGE OF PROBATE

Catherine Baxter
CATHERINE BAXTER

George W. Baxter
GEORGE W. BAXTER

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that CATHERINE BAXTER AND HUSBAND, GEORGE W. BAXTER 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of August, A. D. 1983

[Signature]

Notary Public.