

This instrument was prepared by

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Pelham, Alabama 35124



This Form furnished by

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

674

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Fifty Eight Thousand and No/100 (\$58,000.00) DOLLARS

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

Claudia H. Burchfield and husband, Jimmy Burchfield

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

Richard Keith Ginwright and Susan S. Ginwright

(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 SE corner of the N $\frac{1}{2}$  of Fractional Section "B", Section 12, Township 24 North, Range 12 East, Shelby County, Alabama; thence North 70 deg. 30 min. West along Fractional  $\frac{1}{2}$  section line a distance of 498.0 feet to a point in the centerline of Shelby County Road No. 18, this point being the point of beginning; thence North 4 deg. 00 min. West along centerline of said road a distance of 431.4 feet; thence South 84 deg. 00 min. West a distance of 380.0 feet; thence South 11 deg. 30 min. East a distance of 270.3 feet to a point along said  $\frac{1}{2}$  Fractional Section line; thence South 70 deg. 30 min. East along said  $\frac{1}{2}$  Fractional Section line a distance of 376.3 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$49,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 11th day of August, 1983

WITNESS:  
Deed TAX 9.00 (Seal)  
Rec 1.50  
Jud 1.00  
11.50  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1983 AUG 12 AM 9:33  
See Mtg #35-122  
James A. Snowden, Jr.  
JUDGE OF PROBATE (Seal)

Claudia H. Burchfield (Seal)  
CLAUDIA H. BURCHFIELD  
Jimmy Burchfield (Seal)  
JIMMY BURCHFIELD  
(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 Claudia H. Burchfield and husband, Jimmy Burchfield 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 11th day of August, A. D. 1983

Form ALA-31

Daniel M. Spitler

Jeff Ted S. S.

James A. Snowden, Jr.

Notary Public.