

This instrument is prepared by

(Name) Bruce A. Burttram, Attorney
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Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE 12061 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS. \$12,000.00 Value
SHELBY COUNTY }

That in consideration of Love and Affection and as a Gift DOLLARS

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

VIRGINIA F. BURTTRAM, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓DAVID C. BURTTRAM and wife, LYNN G. BURTTRAM

(herein referred to as GRANTEEES) 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:

An undivided one-third (1/3) interest in that part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying South of Shelby County Highway #26 in Section 15, Township 21 South, Range 2 West, Shelby County, Alabama. Less and except that three (3) acres previously deeded to the Grantees herein by Deed dated August 17, 1979 from the Grantor and recorded in Volume 321, Page 595, Office of the Judge of Probate, Shelby County, Alabama.

SUBJECT TO:

- 29 (A) 1983 Taxes.
355 PAGE (B) Permit to Alabama Power Company dated March 15, 1948, and recorded in Deed Book 101, Page 452, Probate Office of Shelby County, Alabama.
BOOK (C) Right of Way to Shelby County, dated December 12, 1952, recorded in Deed Book 157, Page 67, Probate Office of Shelby County, Alabama.
(D) Oil, gas and mineral and mining rights reserve in Deed Book 312, Page 985, Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 5th day of February, 1984.

WITNESS:

Deed Tax 12.00 STATE OF ALA. SHELBY CO. (Seal)
Rec 1-50 I CERTIFY THIS
Tru 1-00 INSTRUMENT WAS FILED (Seal)
THE SO

1984 APR 26 AM 10:25

(Seal)

Virginia F. Burttram (Seal)
VIRGINIA F. BURTTRAM

(Seal)

(Seal)

Thomas P. Johnson, Jr.
STATE OF ALABAMA JUDGE OF ESTATE
JEFFERSON COUNTY

General Acknowledgment

I, The Undersigned Authority, a Notary Public in and for said County, in said State, hereby certify that Virginia F. Burttram, a single woman, 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, She has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 1984.

Form ALA-31

Rt 4 Box 717

Alabaster, AL 35007

Bruce A. Burttram

Notary Public

A. D. 1984