

This instrument prepared by

(Name) Bruce A. Burttram, Attorney
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Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

\$12,000.00 Value

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

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

VIRGINIA F. BURTTTRAM, a single woman

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

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

(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:

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:

(A) 1983 Taxes.

(B) Permit to Alabama Power Company dated March 15, 1948, and recorded in Deed Book 101, Page 452, Probate Office of Shelby County, Alabama.

(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 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 5th day of February, 1984

WITNESS:

Deed Tax 12.00 STATE OF ALA. SHELBY CO. (Seal)

Rec 1.50 I CERTIFY THIS (Seal)

Ind 1.00 INSTRUMENT WAS FILED (Seal)

1450
1984 APR 26 AM 10:25

STATE OF ALABAMA
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, A. D., 1984

Form ALA-31

RE 4 Box 717

Alabaster, AL 35007

Bruce A. Burttram

Notary Public.