

This instrument was prepared by
(Name) Jerome K. Lanning
(Address) 1100 Park Place Tower, Birmingham, Alabama 35203
124
Send tax notice to
Billy C. Burton
P. O. Box 1023
Calera, Alabama 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-four Thousand Five Hundred and no/100 (\$74,500) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ottis E. Grant, Jr., and wife, Linda Grant

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

Billy C. Burton and wife, Regina G. Burton

(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:

Lot 76, according to the survey of Southern Hills, as recorded in Map Book 7, Page 72, in the Probate Office of Shelby County, Alabama.

Subject to:

- BOOK 102 PAGE 688
1. Ad valorem taxes for the current tax year 1987.
 2. Title to all minerals within and underlying the premises, together with all mining rights and rights incidental thereto, as recorded in Deed Book 114, Page 432 in the Probate Office of Shelby County, Alabama.
 3. Right-of-way to Alabama Power Company in Deed Book 103, Page 171, Deed Book 220, Page 46, Deed Book 220, Page 40, and Deed Book 217, Page 100 in said Probate Office.
 4. Restrictions appearing of record in Miscellaneous Book 25, Page 684 in said Probate Office.
 5. Right-of-way to Alabama Power Company and South Central Bell Telephone Company in Deed Book 315, Page 215 in said Probate Office.
 6. Easements and building line as shown on recorded map.
- \$59,600.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

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 25th day of November, 1986

WITNESS: State of Alabama
Notary Public
1986 DEC -1 PM 3:52
Deed tax - 1500
Rec 250
and 100
1850
Ottis E. Grant Jr. (Seal)
Linda Grant (Seal)
Judge of Probate (Seal)

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 Ottis E. Grant, Jr., and wife, Linda Grant 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 25th day of November, A. D., 1986

Johnston, Barton Denise S Reason
Notary Public.