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This instrument was prepared by:
(Name) Daniel M. Spitler
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Richard A. Burtch
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of SIXTY-ONE THOUSAND FIVE HUNDRED AND NO/100 (\$61,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
FRANKLIN LUCAS, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

RICHARD A. BURTCH and wife, JAN L. BURTCH
(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 22, according to the First Addition of Indian Highlands Subdivision, as recorded
in Map Book 5 page 6 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

SUBJECT TO:

Building setback line of not nearer than 30 feet to nor more than 70 feet from
either either front lot lines or side street lines or nearer than 10 feet to side
lot lines as set out in said restrictions in Deed Book 236 page 898 in Probate
Office of Shelby County, Alabama.

Public utility easements as shown by recorded plat, including a 6 foot easement on
the East side.

Restrictions, covenants and conditions as set out in instrument recorded in Deed
Book 236 page 898 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as to underground installations as set out in
instrument recorded in Deed Book 242 page 791 in Probate Office of Shelby County,
Alabama.

Easement to Alabama Power Company and Southern Bell Telephone and Telegraph as set
out in instrument recorded in Deed Book 257 page 419 in Probate Office of Shelby
County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$49,000.00 of the purchase price recited above was paid from 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 for 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 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 _____
day of July, 19 87

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUL 22 AM 11:37

JUDGE OF PROBATE

Franklin Lucas (Seal)
Franklin Lucas (Seal)
(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment 1600

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Franklin Lucas, an unmarried man
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20th day of July A.D., 19 87