

438

This instrument was prepared by V. Wayne Causey, Attorney at Law, P. O. Drawer D, Calera, Alabama 35040, without benefit of title examination.

Send tax notice to:

Ruth M. Burgess
1565 19th Ave. SE
Calera, AL 35040

86,250.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, RUTH M. BURGESS, a widow (herein referred to as grantor) do grant, bargain, sell and convey unto RUTH M. BURGESS and THOMAS EDWARD BURGESS (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described property situated in Shelby County, Alabama, to wit:

Lots 1 and 2, in Block 267, according to J. H. Dunstan's Map of the Town of Calera, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 3rd day of May, 1991.

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

91 MAY -6 PM 12:02

Ruth M. Burgess (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ruth M. Burgess, a widow, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 1991.

1. Doc. Tax	86.50
2. Mfg. Tax	3.50
3. R. & L. Fee	3.50
4. Notary Fee	1.00
5.
6.
Total	93.00

Notary Public
My Commission Expires 6-2-91

BOOK 341 PAGE 611

Thomas Edward Burgess

1565- Ave