

SEND TAX NOTICE TO:
A. R. and Olivia Burroughs

THIS INSTRUMENT PREPARED BY:
George Witcher, Attorney
P.O.Box 499, 214 Fieldstown Rd.
Gardendale, AL 35071

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That, in consideration of Sixty Thousand (\$60,000.00) Dollars and by execution of Purchase Money Mortgage of even date for \$85,000.00 and see below** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Milford A. Rouse, Jr.

(herein referred to as grantors) do grant, bargain, sell and convey unto
A. R. Burroughs and Olivia Burroughs

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO
and also the mobile homes, a list of which is attached hereto.

Purchasers will pay taxes for 1993.
Mineral and mining rights excepted.
Subject to restrictions and covenants of record.
Subject to easements for utilities and public roads.
Subject to matters of survey.

**Purchasers agree to the assumption of the first mortgage payable to Philip J. and Virginia Lusco, which mortgage is recorded in Real 245, page 48 in the Probate Office of Shelby County, Alabama.

The property herein conveyed is not the homestead of the grantor.

01/14/1994-01535
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 14.50

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:

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 and seal, this 30 day of Dec, 1993

WITNESS:

Milford A. Rouse, Jr.
Milford A. Rouse, Jr.

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, Milford A. Rouse, Jr., a Notary Public in and for said County, in said State, hereby certify that 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

30 day of Dec

A. D., 1993

Notary Public

parcel of land situated in the South Half of SW 1/4 of Section 24, Township 20 South, Range 3 West, described as follows: For a point of beginning run North 19 degrees 30 minutes West 115 feet from the point of intersection of the East boundary line of the Old Birmingham-Montgomery Highway right of way with the intersection of the line between Sections 24 and 25, Township 20 South, Range 3 West; run thence North 19 degrees 30 minutes West along the East right of way line of said highway 105 feet, more or less, to the SW corner of property heretofore conveyed to the Trustees of the Church of Christ as shown by deed recorded in Deed Book 130, Page 110, Probate Office of Shelby County, Alabama; thence North 07 degrees 35 minutes East along the South line of said Church of Christ property a distance of 1677.3 feet, more or less, to the East line of the SW 1/4 of Section 24; run thence South along the East line of said SW 1/4 a distance of 105 feet; run thence South 07 degrees 35 minutes West a distance of 1677.3 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL WHICH WAS HERETOFORE CONVEYED TO MELISSA H. NELSON, TO JOHN DANIEL BRASHER AND WIFE, AND TO KEYSTONE CHURCH OF CHRIST, VIZ: From the Southwest corner of Section 24, Township 20 South, Range 3 West, run Easterly along the South boundary line of the said Section 24, Township 20 South, Range 3 West, 974.58 feet, more or less, to the point of intersection of the South boundary line of Section 24, Township 20 South, Range 3 West, and the East right of way line of U.S. 31 Highway; thence turn an angle of 106 degrees 38 1/2 minutes to the left and run Northwesterly along the East right of way line of said U.S. 31 Highway 115.0 feet to the point of beginning of the land herein described and conveyed; thence continue Northwesterly along the East right of way line of said highway for 100.0 feet; thence turn an angle of 106 degrees 30 1/2 minutes to the right and run Easterly 225.33 feet; thence turn an angle of 88 degrees 00 minutes to the right and run Southeasterly 88.30 feet; thence turn an angle of 89 degrees 50 minutes to the right and run Southwesterly 200.0 feet, more or less, to the point of beginning. This land being a part of the SW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West.

PARCEL II:

A parcel or tract of land situated in the South Half of the SW 1/4 of Section 24, Township 20 South, Range 3 West, described as follows: For a point of beginning run North 19 degrees 30 minutes West for a distance of 10 feet from the point of intersection of the East boundary line of the Birmingham-Montgomery Highway right of way with the Section line between Sections 24 and 25, in Township 20 South, Range 3 West, which said point of beginning is marked by an iron pin; run thence North 19 degrees 30 minutes West along the East

right of way line of said Birmingham-Montgomery paved Highway a distance of 105 feet; run thence North 07 degrees 25 minutes East a distance of 1677.3 feet, more or less, to the East line of the SW 1/4 of said Section 24; run thence in a Southerly direction along the East line of said SW 1/4 of said Section 24, a distance of 105 feet; run thence South 07 degrees 25 minutes West a distance of 1667.3 feet, more or less, to the point of beginning, being the same property heretofore conveyed to Melissa H. Nelson and husband, as shown by deed recorded in Deed Book 157, Page 590, Probate Office of Shelby County, Alabama.

PARCEL III:

From the Southwest corner of Section 24, Township 20 South, Range 3 West, run East along the South boundary of said Section 24 for a distance of 950.7 feet to a point on the East right of way line of the Old U.S. 31 Highway; thence turn an angle of 106 degrees 55 minutes to the left and run Northwesterly along said East right of way line for a distance of 325 feet; thence turn an angle to the right of 106 degrees 55 minutes and run East parallel with the South line of said Section 24 for a distance of 233.1 feet to the point of beginning; thence continue East along the same course for a distance of 1,524.32 feet, more or less, to the East line of the SW 1/4 of said Section 24; thence South along said East line of said SW 1/4 for a distance of 105 feet; thence turn an angle to the right of 91 degrees 16 minutes and run Westerly for a distance of 1,526.30 feet; thence turn an angle to the right of 89 degrees 51 minutes and run Northerly for a distance of 100.99 feet to the point of beginning. LESS AND EXCEPT THAT PORTION OF CAPTION LANDS CONVEYED TO MARIE C. HOODY, BY CORRECTIVE DEED RECORDED IN REAL RECORD 138, PAGE 872, IN PROBATE OFFICE, TO-WIT: Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, and run North along the East line of said 1/4-1/4 Section 414.59 feet to the SE corner of Lot 10, of Pope's Subdivision of Shady Grove, as recorded in Map Book 4, Page 32, in the Probate Office of Shelby County, Alabama; thence left 89 degrees 12 distance and run West along the South line of said recorded subdivision a distance of 1501.72 feet; thence left 90 degrees 00 minutes and run South 100.4 feet to point of beginning; thence right 90 degrees 00 minutes and run West 30.0 feet; thence left 90 degrees 00 minutes and run South 100.99 feet; thence left 89 degrees 51 minutes and run Easterly 390.0 feet; thence left 90 degrees 09 minutes and run Northerly 102.01 feet; thence left 90 degrees 00 minutes and run West 360.0 feet to point of beginning.

Together with an access easement as described in said deed recorded in Real Record 138, Page 872, in Probate Office.

Situated in Shelby County, Alabama.

ATTACHED LIST OF MOBILE HOMES

BR

ALB

LOCATION	SIZE	MANUFACTURER	ROOMS	S/N	YEAR MODEL
LOT# 1	14X60	FLEETWOOD	2BR 1½ BA		1989
LOT#4	12X45	PARK AVE	2BR 1 BA	16185	1969
LOT# 6	12X45	PARK AVE	2BR 1 BA	20743	1969
LOT# 9	12X45	FIRST LADY	2BR 1BA	3531 69466	69 1972
LOT# 10	12X45	PARK AVE	2BR 1BA	282393	1970
LOT# 13	12X60	BONANZA	2BR 1BA	1500363 1498	1970
LOT# 14	10X45	Glenco	2BR 1BA	1068	1968
LOT# 15	12X50	Altair	2BR 1BA	2508924	1969
LOT# 16	12X60	GUERDON	2BR 1BA	UNKNOWN	—
LOT# 17	12X65	TITAN	3BR 1BA	7924	1972
LOT# 22	12X60	Caravan	2BR 1BA	6934	1973
LOT# 26	12X46	Winston	2BR 1BA	8937	1969
LOT# 27	12X45	FRONTIER	2BR 1BA	8440803F	1968
PARK ENTRANCE	12X40	AMERICAN	STORAGE	661269	1969

Inst # 1994-01535

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SHELBY COUNTY JUDGE OF PROBATE

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