

(Name) Steven Kent Osborn and Odesa Maria Lorant
(Address) Rt. 2, Box 106
Vincent, Alabama 35007

This instrument was prepared by
(Name) Corretti & Newsom
(Address) 1804 7th Avenue North, Birmingham, Alabama 35203

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of FIVE THOUSAND TWO HUNDRED AND NO/100 (\$5,200.00) DOLLARS PLUS THE ASSUMPTION OF THE HEREINAFTER DESCRIBED FIRST MORTGAGE IN THE AMOUNT OF \$23,443.10 PLUS THE EXECUTION OF A SECOND MORTGAGE IN THE AMOUNT OF \$19,800.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Carl James Burgess and wife, Linda J. Burgess

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Steven Kent Osborn, an unmarried man; and Odesa Maria Lorant, an unmarried woman (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the SE 1/4 of the SE 1/4 of Section 9, Township 19, Range 2 East that lies South of Spring Creek and East of Baker's Spring Branch; containing 9 acres, more or less; ALSO, one acre, more or less, in the northeast corner of the NE 1/4 of the NE 1/4 of Section 16, Township 19, Range 2 East described as follows: Beginning at the northeast corner of said Section 16 and run thence south 87 degrees 30 minutes west for a distance of 261.4 feet; run thence south 2 degrees 30 minutes east to the north side of the Vincent Public Road; run thence in an easterly direction along the north right-of-way line of the Vincent Public Road to the point of intersection with the east line of said Section 16; run thence north along the east line of said Section 16 to the point of beginning; all in said Section 16; ALSO, a tract of land in the northwest corner of Section 15, Township 19, Range 2 East beginning at the northwest corner of said Section 15 and run thence south to the north right-of-way line of the Vincent Public Road; run thence in an easterly direction along the north right-of-way line of said Vincent Public Road a distance of 75 feet; run thence north and parallel with the west line of said Section 15 to the north line of said Section 15; run thence west along said north line for a distance of 75 feet to the point of beginning.

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SUBJECT TO:

- (1) Ad valorem taxes for the current year 1985, and subsequent.
(2) Easements, restrictions and encumbrances of record.
(3) Mortgage from Carl James Burgess and wife, Linda J. Burgess to Real Estate Financing, Inc. dated 3/5/76 and recorded on 3/5/76 in Volume 352, Page 671, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 27th day of June, 1985.

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

1985 JUL -1 AM 10:21

JULGE OF PROBATE

Acct No 550
250
100

Carl James Burgess

Linda J. Burgess

Linda J. Burgess

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carl James Burgess and wife, Linda J. Burgess whose name s 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 27th day of June, A. D., 1985

William Earl Simard
My Commission Expires May 17, 1987 Notary Public.

