

This Instrument was prepared by:  
John T. Campbell  
2104 Lynngate Drive  
Birmingham, Alabama 35216

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of THIRTY TWO THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$32,250.00) DOLLARS to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, GUY L. BURNS, SR., a single man, (herein referred to as Grantor), grant, bargain, sell and convey unto GUY L. BURNS, SR., a single man and PAULINE B. GREGORY, a single woman (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Amended Map of Wildewood, Third Addition as recorded in Map Book 8, page 182, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

20 foot building line on the northeast and northwest as shown by recorded map.

Agreement with Alabama Power Company as recorded in Misc. Vol. 54, page 172 in the probate Office of Shelby County, Alabama.

Restrictions as recorded in Misc. Vol. 54, page 171 and Misc. Vol. 55, page 117 in Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto as recorded in Volume 73, page 391 and Volume 255, page 188 in Probate Office of Shelby County, Alabama.

Right of way with Alabama Power Company as recorded in Volume 355, page 257 in Probate Office of Shelby County, Alabama.

Subject to the Agreement, attached hereto and marked as "Exhibit A".

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

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 said Grantees, their heirs, and assigns forever against the lawful claims of all persons.

5<sup>th</sup> IN WITNESS WHEREOF, I have hereunto set my hand and seal this May, day of May, 1986.

Need tax 32.50  
Rec 2.50  
Ind. 1.00  
36.00

1986 JUN -4 PM 1:46  
STATE OF ALABAMA

SHELBY COUNTY Thomas A. Boudreau, Jr.  
JUDGE OF PROBATE

Guy L. Burns, Sr.  
GUY L. BURNS, SR.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GUY L. BURNS, SR., 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 5<sup>th</sup> day of May, 1986.

Pauline B. Gregory  
3368 - No. Wildewood Dr.  
Pelham Al. 35124

Notary Public

