

1618

SEND TAX NOTICE TO:

(Name) Calvin Parker Burks

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Fred Wayne Horton, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Calvin Parker Burks and Sheila Janell Burks

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East, thence run East along the South line of said 1/4-1/4 for 155.02 feet to the Westerly right of way of Alabama State Highway #145, thence 76 degrees 11 minutes 40 seconds Left run Northerly along said right of way for 824.78 feet; thence 102 degrees 30 minutes 36 seconds left run 383.15 feet to the 397 contour of Lay Lake and the Point of Beginning; thence 180 degrees 00 minutes run Easterly 383.15 feet to the Westerly right of way of said road; thence 77 degrees 29 minutes 24 seconds left run Northerly along said right of way for 353.43 feet; thence 89 degrees 21 minutes 46 seconds left run Westerly 50.04 feet to the center of a branch; thence 40 degrees 43 minutes right run along said branch 31.09 feet to the 397 contour of said lake; thence run Southerly along said contour 640 feet, more or less, to the point of beginning.

According to the survey of Thomas E. Simmons, LS 12945 dated February 6, 1988.
Situated in Shelby County, Alabama.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

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 herein 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 (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, I have hereunto set my hand(s) and seal(s), this 21st

day of April, 19 88

WITNESS:

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

(Seal)

88 APR 22 AM 10:38

1. Deed Tax \$ 22.50

2. Mtg. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 26.00

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton, a married 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 21st day of April, A.D., 19 88

Notary Public.