

1850

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of SIXTY ONE THOUSAND SIX HUNDRED FIFTY FIVE and no/100'S DOLLARS (\$61,655.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, WE, DENNIS O. BURNETT and wife RENEE BURNETT and RITA D. STROUD (formerly known as RITA D. BURNETT) (herein referred to as grantors) do grant, bargain, sell and convey unto WALTER R. BOYDELL, III and ANN MARIE BOYDELL (herein referred to as GRANTEE), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 3, Sector Two of Alabaster Highlands Subdivision, according to the plat thereof recorded in Map Book 5 page 13 of the records in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$60,774.00 of the above mentioned consideration price is from a 1st mortgage executed simultaneously herewith.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, and its assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, and its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of NOVEMBER 1991.

Dennis O. Burnett III
DENNIS O. BURNETT, III

Renée Burnett
RENEE BURNETT

Rita D. Stroud
RITA D. STROUD

✓ Mark Sippins

State of Alabama
Jefferson County

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that DENNIS O. BURNETT and RENEE BURNETT and RITA D. STROUD whose names 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 NOVEMBER 1991.

Notary Public.

My commission expires: 7-23-1993

Prepared by: Mark E. Tippins 14 Office Park Circle #105
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to : Walter Boydell 1212 2nd Ave. Alabaster,
Alabama 35007.

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

91 DEC -3 AM 10:18

JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	2.00
5. No Tax Fee	1.00
6. Certified Fee	
Total	11.00