

This instrument prepared by:
John N. Randolph, Attorney
Sirote & Permutt P.C.
2222 Arlington Avenue
Birmingham, Alabama 35205

Send Tax Notice to:
Andrew W. Burrige
Catherine M. Burrige
121 Griffin Drive
Helena, Al

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

JTD
TWENTY-FOUR THOUSAND, SIX HUNDRED DOLLARS (\$24,600.00)

That in consideration of ~~Twenty-Nine Thousand Eight Hundred and 00/100th (\$29,800.00)~~
Dollars to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,
Theresa Tinsley (Davis), married (herein referred to as grantor) do grant, bargain, sell and convey unto
Andrew W. Burrige and Catherine M. Burrige (herein referred to as GRANTEES) as joint tenants with right
of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14, according to the survey of Royal Pines, Phase II, as recorded in Map Book 15, page 19, in the
Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building set back line of 40 feet reserved from Griffin Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 feet on the Northerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 339, page 180, in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 130, page 176; Deed 181, page 31, and Deed 142, page 402, in Probate Office.
6. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed 133, page 41, in Probate Office.
7. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 377, page 437, in Probate Office.

Theresa Tinsley and Theresa Davis is one and the same person.

This property is not the homestead of the grantor nor his/her 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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th of October, 1993.

X *Theresa Tinsley (Davis)* (Seal)
Theresa Tinsley (Davis)

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theresa Tinsley (Davis), married 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of October, 1993.

10/21/1993-32864 06:19:00 PM SHELBY COUNTY 001 HEL 33.50
Notary Public
10/21/1993-32864
06:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 33.50

Inst # 1993-32864