

This instrument prepared by:
Thomas E. Norton, Jr., Attorney at Law
2700 Highway 280 South
Birmingham, AL 35223

Send Tax Notice To:
John Allen Burke, II
1252 David Drive
Pelham, Alabama 35124
PID# 13-1-11-4-003-029

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Three Thousand and 00/100'S *** (\$93,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,

Donna T. Sumners and James P. Sumners, husband and wife

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

John Allen Burke, II

(herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 26, in Block 1, according to the Amended Map of Brookfield, Third Sector, as recorded in Map Book 6, Page 41, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

\$88350.00 of the above stated consideration was paid from the proceeds of a mortgage loan of even date closed simultaneously herewith.

Subject to ad valorem taxes for 1995, said taxes being a lien but not due and payable until October 1, 1995 and subject to easements, covenants, restrictions, right of way(s) and building lines as same appear of record in the Probate Office of Jefferson County, Alabama.

TOGETHER WITH all and singular, rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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 said Grantee, his, her or their heirs and assigns, that I/we am/are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 14th day of October, 1994.


Donna T. Sumners


James P. Sumners

STATE OF ALABAMA
JEFFERSON COUNTY
PAGE 1 OF 2

11/01/1994-32593
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

Inst # 1994-32593

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna T. Sumners and James P. Sumners, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of **October, 1994.**


Notary Public

My commission expires: **01/24/95**

942958

Inst # 1994-32593

11/01/1994-32593
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00