

**SEND TAX NOTICE TO:**  
Tim Burns and Nancy Burns  
128 8th Street  
Alabaster, Alabama 35007

This instrument was prepared by  
Gregory W. Lee  
Attorney at Law  
300 Office Park Drive, Suite 230  
Birmingham, Alabama 35223

**CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF Jefferson**

That in consideration of **Fifty Thousand dollars & no cents (\$50,000.00)**

To the undersigned grantor, Regions Bank By: STANLEY E. WEIR, its Vice President, A corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents,  
grant, bargain, sell and convey unto **Tim Burns and wife, Nancy Burns** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the  
following described real estate, situated in **Shelby** County, Alabama, towit:

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 35,  
TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5139  
COMMENCE AT A POINT WHERE THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4 OF  
SAID SECTION 35, INTERSECTS THE WEST LINE OF THE SOUTH BOUND L&N  
RAILROAD R.O.W; THENCE N 17°51'18"E, A DISTANCE OF 125.9 FEET TO THE POINT OF  
BEGINNING; THENCE N 84°58'21"W, A DISTANCE OF 158.55 FEET; THENCE N  
17°54'13"E, A DISTANCE OF 67.56 FEET; THENCE S 84°59'22"E, A DISTANCE OF 158.50  
FEET; THENCE S 17°51'18"W, A DISTANCE OF 67.59 FEET TO THE POINT OF  
BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2004 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants  
and conditions of record, if any (3) Mineral and mining rights, if any.

\$ 60,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns,  
that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey  
the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its , who is authorized to execute this conveyance, has hereto set its signature and seal, this February  
1, 2005.

ATTEST:

Regions Bank by

*[Handwritten signature]*  
By: \_\_\_\_\_

\_\_\_\_\_  
Secretary

STATE OF  
COUNTY OF

*STANLEY E. WEIR*

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ~~A~~ whose name as , of **Regions Bank by**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1st day of February, 2005.

20050214000071490 Pg 2/2 15.00  
Shelby Cnty Judge of Probate, AL  
02/14/2005 10:54:00 FILED/CERTIFIED

*[Handwritten signature]*

\_\_\_\_\_  
Notary Public (Seal)

My Commission Expires: 2/21/2006