

This instrument was prepared by
(Name) W. B. HAIRSTON

RECORD IN SHELBY COUNTY

(Address) 704 Massey Building
Birmingham, Ala.

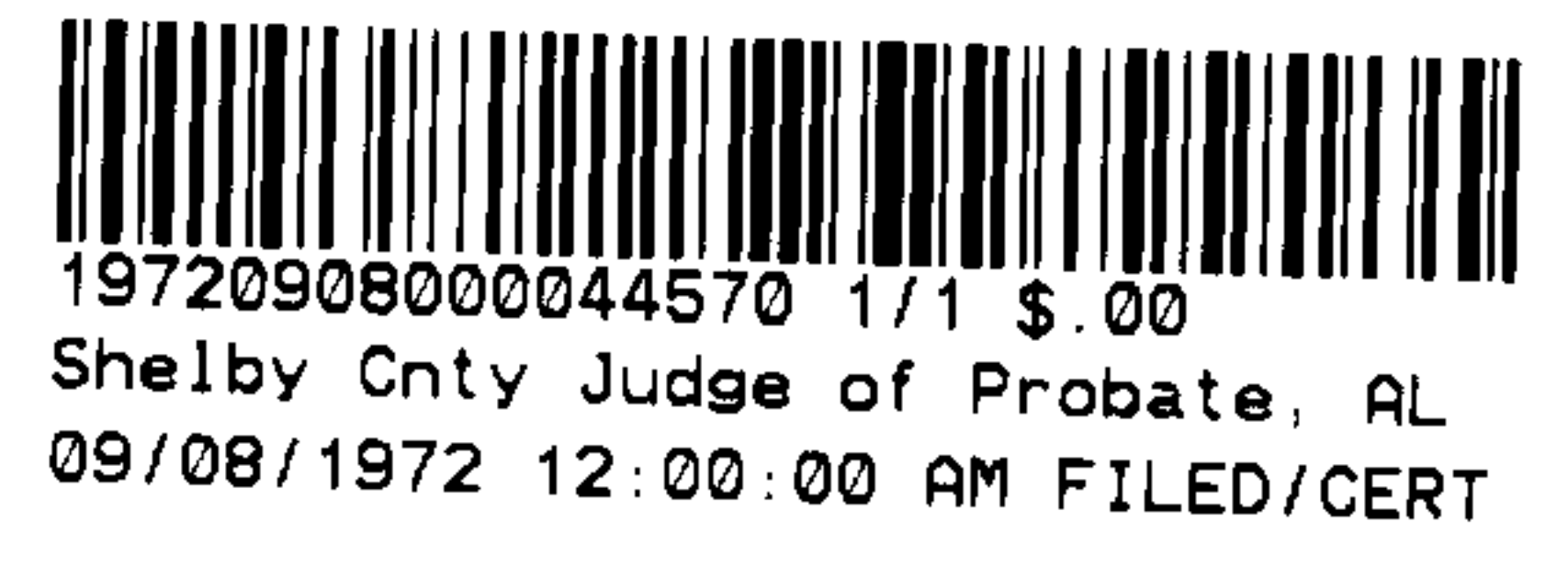
Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: 11 11 11

That in consideration of Nine Thousand Six Hundred Seventy-five and 00/100 (\$9,675.00) Dollars and the assumption of the mortgage as hereinafter provided

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Jimmy K. Baggett and wife, Patricia R. Baggett



(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Guy L. Burns, Sr.

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

A lot in Section 33, Township 21 South, Range 2 West, described as follows:
Commence at the Southwest corner of Section 33, Township 21 South, Range 2 West, and run North along West boundary line of said section line, 1990.70 feet; thence turn an angle of 91° 33' to the right and run a distance of 2217.34 feet, to a point on the West right of way line of Highway #31; thence turn an angle of 61° 48' to the right and run a distance of 566.80 feet to a point of beginning; thence turn an angle of 4° 07' to the left and run a distance of 208.71 feet along the West right of way line of Highway #31; thence turn an angle of 106° 30' to the right and run a distance of 417.42 feet; thence turn an angle of 73° 30' to the right and run a distance of 208.71 feet; thence turn an angle of 106° 30' to the right and run a distance of 417.42 feet to the point of beginning, this being a part of the SW 1/4 of Section 33, Township 21 South, Range 2 West, in Shelby County, Alabama. Containing 2 acres. Subject to: Taxes due October 1st, next; less and except any part of subject property now a part of a roadway; easements to Alabama Power Company as recorded in Volume 103, Page 168, Volume 130, Page 154, Volume 206, Page 219 and Volume 206, Page 220 in said Probate Office; easements and right of way to Shelby County, Alabama, as recorded in Volume 102, Page 420 and 174, Page 378 in said Probate Office; mortgage from Kenneth R. McRae and wife, Romona M. McRae to Jefferson Federal Savings and Loan Association of Birmingham as recorded in Volume 306, Page 311 in said Probate Office, on which there is a present principal balance of \$8,199.64 which grantee assumes and agrees to pay.

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 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, we have hereunto set our hands(s) and seal(s), this 1st day of September, 1977.

BOOK 276 PAGE 131
SEP 10 1977
U.C.C. FILED IN OFFICE OF CLERK OF SHELBY COUNTY

(Seal) Jimmy K. Baggett (Seal)
(Seal) Patricia R. Baggett (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy K. Baggett and wife, Patricia R. Baggett 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 1st day of September, A. D., 1977

Grover E. Nicholas Jr.
Public.

My Commission Expires 12/31/77