

This instrument prepared by

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EUFAULA, AL 36027

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100-----DOLLARS
and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Roberta C. Burns and husband, Samuel E. Burns

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

Arnold E. Burns, a single man

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

Tract #3-B, Carden Estate as set forth on that certain survey by
Frank Wheeler dated January 25, 1974 as more particular described
there on as follows:

Commence at the NE corner of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$, Sec.
20, T-19-S, R-1-E; thence run South along the East line of said
 $\frac{1}{4} \frac{1}{4}$ Section a distance of 317.00 feet to the point of beginning;
thence continue in the same direction a distance of 330.00 feet;
thence turn an angle of 91 deg. 17 min. 52 sec. to the right and
run a distance of 585.99 feet; thence turn an angle of 84 deg.
45 min. 10 sec. to the right and run a distance of 331.30 feet;
thence turn an angle of 95 deg. 14 min. 50 sec. to the right
and run a distance of 608.81 feet to the point of beginning.
Situated in the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of Sec. 20, T-19-S,
R-1-E, Shelby County, Alabama, and containing 4.625 acres.
Subject to a 20 foot easement for a roadway adjacent to and
parallel with the West line of the above described tract.

See map ^{deed} Book 285 page 476



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Shelby Cnty Judge of Probate, AL
02/26/1974 12:00:00 AM FILED/CERT

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 20th
day of February, 19 74.

(Seal)

(Seal)

(Seal)

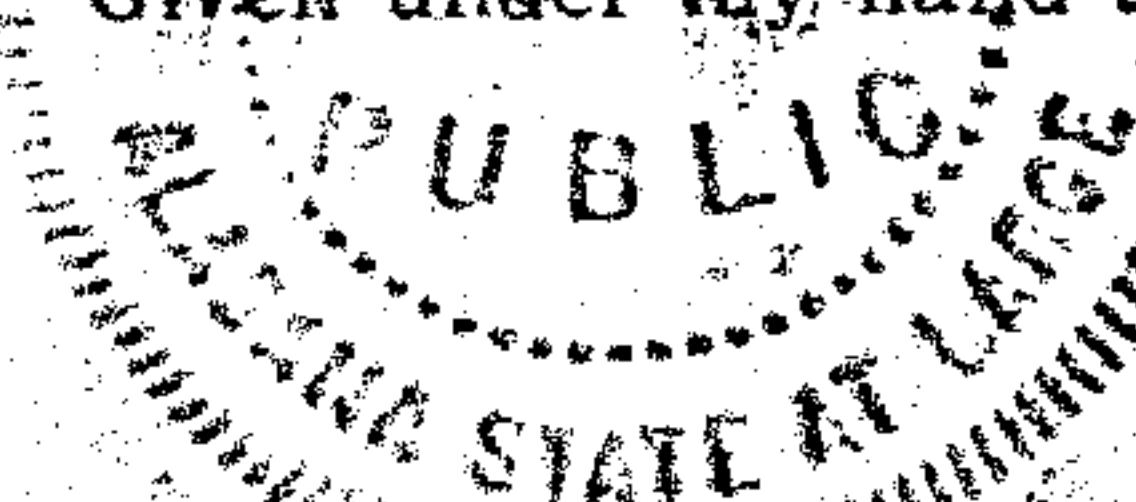
Roberta C. Burns
Roberta C. Burns
Samuel E. Burns
Samuel E. Burns
RECORDED
INDEXED
FILED
FEB 26 AM 11:14
CLERK OF PROBATE
SHELBY CO. ALA.

General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

I, _____, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Roberta C. Burns and husband, Samuel E. Burns
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 20 day of Feb, A. D., 19 74.



Billie J. Atkinson
My Commission Expires 8-29-77 Notary Public.