

This instrument was prepared by

(Name) J. P. Graham
P.O. Box 566
(Address) Pelham, Alabama 35124

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Thousand Five Hundred & No/100---(\$4,500.00)----- Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, X
or we, James Lee and wife Marie Davis Lee

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

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

From the NE corner of Section 23, Township 20 South, Range 3 West, along the North boundry of said Section 23, Township 20 South, Range 3 West for a distance of 300.89 feet, more or less, to a point on the West right of way line of the Old Montgomery Highway for the point of beginning of the land herein described; continue West along the North boundry of Section 23, Township 20 South, Range 3 West for a distance of 491.7 feet, more or less, to the East right of way of the I&N Railroad; thence turn an angle of 142 degrees 29 minutes to the left and run Southeasterly along the East right of way of the I&N Railroad for a distance of 171.7 feet; thence turn an angle of 37 degrees 31 minutes to the left and run 366.0 feet, more or less, to the West right of way of the Old Montgomery Highway, thence turn an angle of 95 degrees 44 minutes to the left and run 105.0 feet to the point of beginning. This being a part of the NE 1/4 of NE 1/4 of Section 23, Township 20 South, Range 3 West.

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Shelby Cnty Judge of Probate, AL
01/04/1977 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And X (we) do for ourselves (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (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 29th day of December, 1976

(Seal) James Lee (Seal)
(Seal) Marie Davis Lee (Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Undersigned, a Notary Public in and for said County, in said State, hereby certify that James Lee and wife Marie Davis Lee whose name 's 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 29th day of December A. D., 19 76

J. P. Graham
Notary Public