

This instrument was prepared by

(Name) Guy L. Burns
(Address) 3327 Fountain Lane
Montgomery, Alabama 36116

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

STATE OF ALABAMA

Shelby COUNTY

5000
5000
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other consideration

Fair Market Value 12,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Guy L. Burns and wife Bernadine K. Burns

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

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

Part of Lot 13, Block 1, of George's Subdivision of Keystone, a map of which is recorded in the Office of Judge of Probate, Shelby County, Alabama, in Map Book 3, on Page 63, said part being more particularly described as follows; Beginning at the southeast corner of said Lot 13, run west along the south line of said lot for a distance of 120.06 feet to the east right of way line of U.S. Highway No. 31; thence turn an angle to the right of 104 degrees 46 minutes and run northerly along said right of way line for a distance of 100 feet to a point on the north line of said lot; thence turn an angle to the right of 75 degrees 14 minutes and run east for a distance of 119.51 feet along the north line of said Lot 13 to the northeast corner of said lot; thence turn an angle to the right of 104 degrees 26 minutes 30 seconds and run southerly along the east line of said Lot 13 for a distance of 160 feet to the point of beginning.

ALSO, a part of the SW¹/₄ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows; From the intersection of the east right of way line of U.S. Highway #31 and the north line of Lot 13, Block 1, George's Subdivision of Keystone, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 3, on Page 63, run in a northerly direction along said east right of way line for a distance of 30 feet to a point of beginning, thence continue along the last mentioned course for a distance of 60 feet, thence turn an angle to the right of 90 degrees and run in an easterly direction for a distance of 227.63 feet, thence turn an angle to the right of 165 degrees 14 minutes and run in a westerly direction for a distance of 235.40 feet, more or less, to the point of beginning, containing 0.157 acres, more or less.

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 ~~XXXX~~ (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 23rd day of December, 1976

(Seal)
(Seal)
(Seal)

Guy L. Burns (Seal)

Bernadine K. Burns (Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Undersigned, a Notary Public in and for said County, in said State, hereby certify that Guy L. Burns and wife Bernadine K. Burns 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 23rd day of December, A. D., 1976

19770124000006560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/24/1977 12:00:00AM FILED/CERT

Notary Public