THIS INSTRUMENT PREPARED

NAME James J. Odom, Jr.
Odom, May & De Buys
ADDRESS 2154 Highland Avenue
Birmingham, AL 35205

118

19790604000068340 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/04/1979 12:00:00AM FILED/CERT

WARRANTY DEED (Without Surviorship)

ALABAMA TITLE CO., INC.

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

That in consideration of ($10.00) Ten and no/100---------- DOLLARS
And Other Good and Valuable Consideration
to the undersigned grantor s Guy L. Burns and wife, Bernadine Burns

in hand paid by Dhirubhai M. Patel

the receipt whereof is acknowledged we the said
Guy L. Burns and wife, Bernadine Burns
do grant, bargain, sell and convey unto the said
Dhirubhai M. Patel
the following described real estate, situated in Shelby County, Alabama,

to-wit:

A part of the SW ¼ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the intersection of Northerly line of Lot 13, Block 1, George's Subdivision of Keystone, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3, on page 63 and the East R/O/W line of Highway 31, run in a Northerly direction along said last right of way line a distance of 30 feet to point of beginning; thence turn an angle to the right of 75° 14' and run a distance of 119.34 feet in an Easterly direction to an iron stake; thence turn an angle to the right of 104° 26' 30" and run a distance of 30 feet in a Southerly direction to an iron stake; thence turn an angle to the right of 75° 33' 30" and run a distance of 119.51 feet in a Westerly direction to an iron stake; thence turn an angle to the right of 104° 46' and run in a Northerly direction 30 feet to the point of beginning.

BOOK 319 PAGE 886

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter. (2) Restrictive covenants and conditions filed for record in Deed Book 174, page 32; Deed Book 186, page 345, and in Deed Book 198, page 450, in Probate Office. (3) Transmission line permits in favor of Alabama Power Co. recorded in Deed Book 187, page 53; in Deed Book 103, page 55; in Deed Book 236, page 164, and in Deed Book 248, page 379, in Probate Office. (4) Permit granted to American Telephone & Telegraph Company recorded in Deed Book 167, page 188, in Probate Office. (5) Title to minerals underlying caption lands with mining rights and privileges belonging thereto. (6) Right of Way of 4-lane Birmingham-Montgomery Highway as shown by condemnation proceedsings recorded in Final Record 16, on page 65, in Probate Office.

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators convenant 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: except as stated 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 hand and seals, this 31 day of May, 19 79.

WITNESS:

Guy L. Burns
Bernadine Burns
Bernadine Burns

Deed tax 100
Rec. 1.50
Sd. 1.00
3.50

JUN 4 PM 1 10

State of ALABAMA
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Guy L. Burns and wife, Bernadine 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 31 day of May, A. D., 19 79.

NOTARY PUBLIC

Notary Public

Form 3013 (F 5)