

This instrument was prepared by
(Name) WILLIAM J. WYNN, ATTORNEY AT LAW
(Address) 3400 Montgomery Highway, 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 ONE HUNDRED 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, or we,

CHARLES A. EZELL, III., AND WIFE, KIMBERLEE H. EZELL; and
EDWARD G. ALLEN AND WIFE, BETTY H. ALLEN,

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

GUY L. BURNS,

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

Commence at the Northeast Corner of the Northwest One Quarter of the Southeast One Quarter of Section 12, Township 20, South Range 3 West; run thence in a Westerly direction along the North line of said Quarter Quarter Section for a distance of 559.53 feet to the point of beginning, from the point of beginning thus obtained thence continue along last described course for a distance of 333.49 feet to the point on the Southeasterly right of way line of U. S. Highway No. 31; thence turn an angle to the left of 64 degrees, 15 minutes and run in a Southwesterly direction along the Southeasterly right of way line of U. S. Highway No. 31 for a distance of 263.32 feet; thence turn an angle to the left of 106 degrees, 55 minutes and run in a Southeasterly direction for a distance of 313.96 feet; thence turn an angle to the left of 73 degrees, 05 minutes and run in a Northeasterly direction for a distance of 316.85 feet to the point of beginning.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 1981.

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 GRANTEE their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrance 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 6th day of February, 1981.

Deed Tax 100.00
Fee 2.50
Ins 1.00
Total 103.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS DOCUMENT WAS FILED
1981 FEB 19 AM 10:49

CHARLES A. EZELL, III.
KIMBERLEE H. EZELL
EDWARD G. ALLEN
BETTY H. ALLEN
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Charles A. Ezell, III and wife, Kimberlee H. Ezell and, Edward G. Allen and Betty H. Allen, 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 6th day of February, A. D., 1981.

W. J. Wynn
3400 Montgomery Highway

Laura H. Buggs
Notary Public