

Instrument prepared by: Guy L. Burns
1200 Beacon Parkway East Bham, Al. 35209

Form 43A-2--WARRANTY DEED

ROBERTS & SON, BIRMINGHAM

THE STATE OF ALABAMA, Shelby COUNTY

Know All Men by these Presents: That for and in consideration of

One Hundred Twenty Five Thousand and NO/100----- DOLLARS

to the undersigned grantor Guy L. Burns

in hand paid by Jim Walter Homes, Inc., the receipt

whereof is hereby acknowledged I do grant, bargain, sell, and convey unto the

said Jim Walter Homes, Inc. the following described real estate, 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; being situated in Shelby County, Alabama.

situated in Shelby County, Alabama.

To Have and to Hold to the said Guy L. Burns

his heirs and assigns forever.

And He does so, for His heirs, executors, and administrators, covenant

with said Jim Walter Homes, Inc., heirs and assigns, that

He is lawfully seized in fee simple of said premises; that they are free from all incumbrances,

and that I have a good right to sell and convey the same as aforesaid; that I will,

and My heirs, executors, and administrators shall, warrant and defend the same to the said

Jim Walter Homes, Inc. heirs, executors, and assigns, forever,

against the lawful claims of all persons.

Given under My hand and seal, this 6TH day of April, 1983.

Witness:

Return to:

✓ Jim Walter Homes, Inc.

P. O. 7740

Birmingham, Al. 35228

Guy L. Burns (L.S.)

(L.S.)

(L.S.)

(L.S.)

THE STATE OF ALABAMA, Shelby COUNTY

Carol N. Livingston

I, _____ in and for said State and County, do hereby certify that Guy L. Burns, A Single Man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, He executed the same voluntarily on the day the same bears date.

Given under My hand and seal, this 6TH day of April, 19 83.

Carol N. Livingston
My Comm. Exp. 12-16-85

THE STATE OF ALABAMA, _____ COUNTY

I, _____ in and for said State and County, do hereby certify that on the _____ day of _____, 19____, came before me the within named _____, known to me to be the wife of the within named _____ who being examined separate and apart from the husband touching her signature to the within conveyance acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of the husband.

In witness whereof, I hereto set my hand, this _____ day of _____, 19____.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed Tax 125.00
Fee 3.00
LMO 1.00
129.00

1983 APR -8 PM 3:59

WARRANTY DEED

James A. Brantley, Jr.
JUDGE OF PROBATE

THE STATE OF ALABAMA

COUNTY

I hereby certify that this conveyance was filed

in my office for record on the _____ day of _____

19____

at _____ o'clock _____ M., and was duly

recorded in Vol. _____ page _____

of Record of Deeds, and that \$ _____

Deed Tax has been paid as required by law.

Judge of Probate.

Recording Fee, \$ _____