

This instrument was prepared by

1262



(Name) COURTNEY H. MASON, JR.

(Address) ALABASTER, ALABAMA 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND FIVE HUNDRED AND NO/100TH (\$2,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GEORGE W. BAXTER AND WIFE, CATHERINE BAXTER  
(herein referred to as grantors) do grant, bargain, sell and convey unto

RAY K. BURKHOLDER AND WIFE, WANDA B. BURKHOLDER  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

SHELBY County, Alabama to-wit:

A parcel of land in the South 1/2, Sec. 20, Twp. 22-South, Range 2-West, Shelby County, Alabama, described as follows: From the NW corner of the NW 1/4-SE 1/4, Sec. 20, run S-00°-02'W for 276.2 feet; thence run S-77°-52'W for 151.9 feet; thence run S-45°-21'E for 35.9 feet to the point of intersection of the south margin of Spring Creek unpaved public road and the easterly right of way line of County Road No. 63; continue thence along the R.O.W. line of Co. Rd. No. 63 (a curve concave right) for 40 feet to the point of beginning of subject lot; from said point, continue along said road (curve to right) for 120.0 feet to a concrete right of way marker; thence continue along said R.O.W. line S-45°-12'E for 110.4 feet; thence run N-36°-27'E for 233.3 feet to a point on a fence; run thence N-85°-32'W for 288 feet to the beginning point, and containing 0.6 acres, more or less.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 I am (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 hand(s) and seal(s), this 17TH day of OCTOBER, 19 83

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
(Seal)  
1983 OCT 26 AM 9:57  
(Seal)  
JUDGE OF PROBATE

George W. Baxter (Seal)  
GEORGE W. BAXTER  
Catherine Baxter (Seal)  
CATHERINE BAXTER  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that GEORGE W. BAXTER AND WIFE, CATHERINE BAXTER 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 17TH day of OCTOBER, A. D. 19 83

Lane Loftis  
Notary Public.

my commission expires 11-30-83