



Send Tax Notice To:
H. Wayne Burnett
3401 Cahaba River Estates
Bessemer, Al. 35023

4.50
50
4.50

This instrument was prepared by 465
(Name) Donald L. Newsom-CORRETTI & NEWSOM
(Address) 1804 7th Avenue, North
Birmingham, Al. 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

_____ COUNTY

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

H. WAYNE BURNETT and wife, SUZANNE B. BURNETT

(herein referred to as grantors) do grant, bargain, sell and convey unto

H. WAYNE BURNETT and wife, SUZANNE B. BURNETT

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Jefferson County, Bessemer Division and in Shelby County, Alabama to-wit:

Lot 33, EXCEPT the West 350.00 feet - According to the Map of CAHABA RIVER ESTATES, as recorded in Map Book 17, Page 64, in the Bessemer Division of the Office of the Judge of Probate of Jefferson County, Alabama, and as recorded in Map Book 3, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama. ALSO, a 50.00 foot nonexclusive easement for ingress and egress, being 25.00 feet on each side of the following described centerline:

Begin at a point that is 555.00 feet east of the northwest corner of said Lot 33 on the north line of said Lot 33; thence west along said north line 529.99 feet, said point being 25.00 feet east of the west line of said Lot 33; thence right 88°30' in a northerly direction along a line that is 25.00 feet east of and parallel to said west line 121.56 feet; thence right 20°00' in a northeasterly direction 398.92 feet to the north line of Lot 31 of said CAHABA RIVER ESTATES, said point being 161.50 feet east of the northwest corner of said Lot 31, said point also being the terminus of centerline herein described.

CONTINUED ON THE REVERSE SIDE HEREOF

\$150,000.00 mortgage is being recorded simultaneously herewith.
(full amount of value)

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 24th day of January, 19 84

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

H. Wayne Burnett (Seal)
Suzanne B. Burnett (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that H. Wayne Burnett and wife, Suzanne B. Burnett 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 24th day of January, A. D. 19 84

Donald L. Newsom
Notary Public.

My Commission Expires: 2-2-85

SUBJECT TO: (1) Taxes for the year 1984 and subsequent years. REAL 0515 PAGE 425
 (2) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Volume 386, Page 530 and Volume 62, Page 98, in Probate Office of Jefferson County, Birmingham Division, and in Deed Book 111, Page 625; Deed Book 121, Page 294; and Deed Book 127, Page 140, in Probate Office of Shelby County, Alabama.

BOOK 353 PAGE 823

STATE OF AL. JEFFERSON CO.
 I CERTIFY THIS INSTRUMENT FILED
 REAL 0515 PAGE 424
 '84 JAN 25 PM 2 33
 O. H. [Signature]
 JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED
 1984 MAR -9 AM 8:26
 Tax Paid Jefferson Co.
 H. [Signature]
 JUDGE OF PROBATE

Rec 3.00
 Ind 1.00
 H.00

Return to: Corretti & Newsom
 1804 7th Avenue, North
 Birmingham, Al. 35203

H. Wayne Burnett and wife, Suzanne B. Burnett
 TO
 H. Wayne Burnett and wife, Suzanne B. Burnett

WARRANTY DEED
 JOINT TENANTS WITH
 RIGHT OF SURVIVORSHIP

360 1.00 4.00
 .50
 4.50

REAL 0515 PAGE 424

Recording Fee \$ 2.50
 Deed Tax \$.50 \$ 3.00

This form furnished by

Jefferson Title Services Co., Inc.

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-9020
 BRIMINGHAM ALABAMA 35201
 AGENTS FOR
 Montgomery Valley Title Services Company