

SEND TAX NOTICE TO:

(Name) Jerry W. Burnham & Donna D. Burnham
Route 1, Box 703
(Address) Leeds, AL 35094

This instrument was prepared by

1030

(Name) VERNON N. SCHMITT, ATTORNEY AT LAW

(Address) P. O. BOX 521, LEEDS, AL 35094

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100-----(\$1,000.00)----- DOLLARS
and purchase money mortgage in the sum of \$34,000.00
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

CARRIE B. SALSER, an unmarried person,

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

JERRY W. BURNHAM AND WIFE, DONNA D. BURNHAM,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

The North $\frac{1}{2}$ of the following described parcel:

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, thence run northerly along the west line of said quarter-quarter 330.0 feet to a point, thence 90° 11' right and run easterly a distance of 517.23 feet to the point of beginning of parcel number five, thence continue along last described course 140.98 feet to a point, thence 90° 11' left and run northerly 515.94 feet to a point, thence 89° 20' left and run northerly 277.16 feet to a point, thence 90° left and run southerly 119.07 feet to a point, thence 98° 0' left and run east-northeasterly along the south bank of a wet weather branch 66.90 feet to a point, thence 63° 0' right and run southeasterly along the west bank of said branch 50.0 feet to a point, thence 14° 0' left and continue southeasterly along west bank of said branch 50.0 feet to a point, thence 14° 31' right and run southeasterly 35.0 feet to a point, thence 10° 0' right and run southeasterly 43.0 feet to a point on same west bank of same branch, thence 5° 0' left and run southeasterly along said west bank of said branch 30.0 feet to a point, thence 25° 0' right and continue along said west bank of said branch 40.0 feet to a point, thence 13° 0' right and continue along west bank of said branch in a southerly direction 60.0 feet to a point, thence 16° 0' right and continue southerly along said west bank of said branch 60.0 feet to a point, thence 9° 0' right and continue southerly along said west bank of said branch 30.0 feet to a point, thence 23° 30' left and continue southerly along said west bank of said branch 35.0 feet to a point, thence 23° 0' left and run southerly along said west bank of said branch 27.75 feet to the point of beginning, containing 2.01 acres and marked on the corners with iron pins as shown on the plat.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 26th

day of December 1984

WITNESS:

STATE OF ALABAMA
SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED

1984 DEC 27 AM 8:08

JUDGE OF PROBATE

(Seal)

CARRIE B. SALSER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, Carrie B. Salser, an unmarried person, a Notary Public in and for said County, in said State, hereby certify that Carrie B. Salser, an unmarried person, whose name is known to me, acknowledged before me on this day 26th of December, 1984, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December, A.D. 1984

Vernon N. Schmitt