

This instrument was prepared by

692

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Joe H. Duke, a single man,

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

Larry H. Burchfield and J. Arlene Burchfield

(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 containing 2.0 acres, more or less, located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 434.92 feet to the point of beginning; thence continue last course a distance of 350.00 feet; thence turn right 133 degrees 00 minutes 23 seconds a distance of 403.18 feet; thence turn left 43 degrees 00 minutes 23 seconds a distance of 326.08 feet; thence turn right 89 degrees 29 minutes 00 seconds a distance of 75.00 feet; thence turn right 90 degrees 31 minutes 00 seconds a distance of 621.59 feet to the point of beginning.

ALSO, a 60 foot right-of-way, 30 feet on each side of the following described centerline: Commence at the NW corner of said described parcel; thence run North a distance of 30 feet to the point of beginning of said centerline; thence turn right 89 degrees 29 minutes 00 seconds a distance of 358.29 feet; thence turn left 09 degrees 15 minutes a distance of 140 feet, more or less, to the Southwesterly right-of-way of Shelby County Highway #51, and the end of said centerline.

SUBJECT to easements and rights-of-way 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, I have hereunto set my hands(s) and seal(s), this 9th
day of August, 19 85.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
1985 AUG 12 PM 3:46 (Seal)
6:50 (Seal)

Joe H. Duke (Seal)
Joe H. Duke (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Joe H. Duke, a single man,
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on 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 official seal this 9th day of August, A. D., 19 85.

Judy R. Davis
Notary Public.

Form 31-A

CONWILL & JUSTICE