

(Name) Mr. & Mrs. Sammy Burnett

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) James O. Standridge

(Address) Post Office Box #1 Montevallo, Al. 35115

Form 1-1-5 Rev. 3/82  
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 Ten thousand & no/100 (\$10,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**JACK W. HYDE and wife, ELBA R. HYDE**

(herein referred to as grantors) do grant, bargain, sell and convey unto  
**SAMMY BURNETT and wife, DEBRA BURNETT**

(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 tract of land situated in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  Section 8, Township 24 North, Range 13 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama and run North along the East line of said  $\frac{1}{4}$  Section 67.38 feet to point of beginning; thence continue along last described course 93.28 feet; thence left 46 42'26" and run Northwesterly 489.90 feet to a point of intersection with the Southeasterly right-of-way line of County Road #20; thence left 90 00' and run Southwesterly along said road right-of-way line 573.09 feet; thence left 132 25'04" and run East 749.66 feet to point of beginning; said described property containing 4.02 acres, more or less.

(\$8,000.00 of the above consideration was executed by Grantees as a purchase money mortgage simultaneously herewith.)

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, we have hereunto set our hand(s) and seal(s), this 30<sup>th</sup>

day of August, 19 85.

WITNESS:

Deed Tax 2.00  
Rec 2.50  
Int 1.00  
S. 50

STATE OF ALABAMA  
I CERTIFY THIS INSTRUMENT  
1985 SEP -4 PM 12:11  
(Seal)

Jack W. Hyde (Seal)  
Elba R. Hyde (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

I, James O. Standridge a Notary Public in and for said County, in said State, hereby certify that Jack W. Hyde and wife Elba R. Hyde whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of August, A.D., 19 85  
James O. Standridge My Commission Expires June 3, 1988 Notary Public.  
Roberts Real Estate

BOOK 040 PAGE 47