

THIS INSTRUMENT PREPARED BY:

25/3

Send Tax Notice To:

NAME: William H. Halbrooks, Attorney  
Suite 704 Independence Plaza  
ADDRESS: Birmingham, AL 35209

James Alan Burns  
2700 Indian Forest Trail  
Helena, Alabama 35080

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }  
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

John Robert Saunders and wife, Doris W. Saunders

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James Alan Burns

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, in Block 2, according to the Indian Forest Estates, as recorded in Map Book 5, page 134, in the Probate Office of Shelby County, Alabama.

BOOK 122 PAGE 66

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

1987 MAR 30 AM 10:30

*Thomas A. Saunders, Jr.*  
JUDGE OF PROBATE

- 1. Deed Tax \$ 1500
- 2. Mig. Tax
- 3. Recording Fee 250
- 4. Indexing Fee 100
- TOTAL 1850

Subject to taxes, easements and restrictions of record.

\$185,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 18th day of March, 1987

*Sandra Ballentine* (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

*John Robert Saunders* (Seal)  
*Doris W. Saunders* (Seal)  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
\_\_\_\_\_  
COUNTY }

General Acknowledgment

I, \_\_\_\_\_ the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that John Robert Saunders and Doris W. Saunders 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 18th day of March, 1987 A. D., 19

*Flora M. Anderson*  
\_\_\_\_\_  
Public.