

This instrument was prepared by

(Name) JOHN E. MEDARIS(Address) P. O. BOX 766, ALABASTER, AL 35007

This Form furnished by:

**Cahaba Title, Inc.**Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5800  
Policy Issuing Agent for  
SAFECO Title Insurance Company

## WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY EIGHT THOUSAND THREE HUNDRED SEVENTY & 50/100 DOLLARS (\$48,370.50) with \$20,000.00 of said purchase price provided by a mortgage executed simultaneously with this deed

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

Cecil E. Burney and wife, Frances Ann Burney

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

Jackie R. Williams

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

House and Land located at:

Begin at the northwest corner of the NE 1/4 of the NW 1/4 of Section 32, T.S. 19S, R 1 E, Shelby County, Alabama and run thence easterly along an existing fence line a distance of 1,202.06' to a point, Thence turn 0° 09' 25" right and continue along said fence line a distance of 272.30' to a point on the westerly right of way line of Shelby County Highway No. 51, Thence turn 70° 45' 43" right and run southeasterly along said right of way line a distance of 35.71' to the P.C. of a curve to the left having a central angle of 25° 11' 42" and a radius of 1,154.01', Thence continue along the arc of said curve an arc distance of 507.46' to a point, Thence turn 87° 53' 34" right from tangent and run westerly a distance of 1,585.00' to a point on an existing fence line, Thence turn 90° 44' 14" right and run northerly along said fence line a distance of 425.00' to the point of beginning, containing 17.07 acres and subject to all agreements, easements, restrictions and/or limitations of probated record or applicable law.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th  
day of February, 1990

STATE OF ALA. SHELBY CO.

I CERTIFY THIS  
INSTRUMENT WAS FILED

90 FEB 12 PM 12:57

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

I, Cynthia B. Kemp  
in said State, hereby certify that

Cecil E. Burney and Frances Ann Burney

whose name(s) 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 12th day of February, A.D. 1990

General Acknowledgment

a Notary Public in and for said County,

Notary Public

MY COMMISSION EXPIRES