

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE.

SEND TAX NOTICE TO:

(Name) Calvin Burks  
(Address) P.O. Box 584  
Columbiana AL 35051

680

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(Address) Columbiana, Alabama 35051

Form 1-1-5 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 DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS <sup>5.00.00</sup> DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Calvin Burks and wife, Shelia Janell Burks

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

Calvin Burks and wife, Shelia Janell Burks

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

Shelby County, Alabama to-wit:

Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama; thence run North along the East line of the NE 1/4 of the SW 1/4 a distance of 396.0 feet to the point of beginning of the lands herein conveyed; thence continue in the same direction a distance of 100.90 feet to the South right of way line of the Columbiana Chelsea Highway; thence turn an angle of 48 degrees 27 minutes to the left and run along said right of way line a distance of 420.0 feet; thence turn an angle of 67 degrees 30 minutes to the left and run a distance of 449.11 feet; thence turn an angle of 115 degrees 00 minutes to the left and run a distance of 290.43 feet; thence turn an angle of 39 degrees 03 minutes to the left and run a distance of 492.60 feet to the point of beginning of the lands herein conveyed; all in accordance with a survey of said land completed by Frank W. Wheeler, Alabama Registered Surveyor #3385, dated September 14, 1959.

LESS AND EXCEPT PROPERTY SOLD TO MR. FALKNER AS RECORDED IN DEED BOOK 354, Page 462 in the Probate Office of Shelby County, Alabama.

Calvin Burks is the surviving grantee in that certain deed recorded in Deed Book 232, Page 862, Lola Faye Burks having died on February 3, 1980.

1. Deed Tax	\$ .50
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 7.00

BOOK 286 PAGE 502

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 9th

day of July April, 19 89

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
90 APR -9 PM 2:45  
Judge of Probate (Seal)

Calvin Burks (Seal)  
Calvin Burks

Shelia Janell Burks (Seal)  
Shelia Janell Burks

Shelia Janell Burks (Seal)  
Shelia Janell Burks

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Calvin Burks and wife, Shelia Janell Burks 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 9th day of July April, A. D., 19 89  
Christ F. Parris