

2120

This form furnished by:

Cahaba Title, Inc.

988-5600

This instrument was prepared by:

(Name) Joseph E. Conn, Jr.(Address) P.O. Box 599Pelham, AL 35124

Send Tax Notice to:

(Name) Jamney L. Burns(Address) 3498-Barker Ln.
Helena, AL 35080

\$500.00

WARRANTY DEED**STATE OF ALABAMA****SHELBY****COUNTY****KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Ten Dollars and other considerationsto the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Thomas W. Stubbs and wife, LaJuana S. Stubbs

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

✓ **James L. Burns and wife Ginger B. Burns**(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby..... County, Alabama, to-wit:**A PART OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST
more particularly described as follows:**

Beginning at the southwest corner of the southeast quarter of the north-west quarter of Section 2, Township 20 south, Range 3 west, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section a distance of 450.00' to an existing steel pin corner, Thence turn a deflection angle of 92° 07' 33" left and run northerly a distance of 330.0' to a point, Thence turn a deflection angle of 87° 52' 27" left and run westerly a distance of 450.006' to a point on the west line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Thence turn a deflection angle of 92° 07' 37" left and run southerly along the said west line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ a distance of 330.00' to the point of beginning, containing 3.41 acres and subject to all easements, agreements, restrictions and/ or prohibitions of probated record or applicable law.

1. Deed Tax	50
2. Mtg. Tax	5.50
3. Recording Fee	2.00
4. Indexing Fee	1.00
5. N. Tax Fee	1.00
6. Certified Fee	1.00
Total	7.00

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.

Shelby.....

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd
day of April, 19 90Thomas W. Stubbs (Seal)LaJuana S. Stubbs (Seal)

____ (Seal)

____ (Seal)

90 MAY 30 AM 11:05 (Seal)

____ (Seal)

JUDGE OF PROBATE

STATE OF ALABAMAShelby**County****General Acknowledgment**I, Patricia G. Hester a Notary Public in and for said County,
in said State, hereby certify that Thomas W. Stubbs and wife, LaJuana S.
Stubbswhose 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 3rd day of April, 19 90