

THIS DEED WAS PREPARED WITHOUT BENEFIT OR EVIDENCE TO TITLE.

SEND TAX NOTICE TO:

Thomas William Kirkpatrick &
(Name) Angelika E. Kirkpatrick
P.O. Box 51
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 8/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THREE THOUSAND THREE HUNDRED FIFTY AND NO/100 (\$3,350.00) DOLLARS

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

Floyd Burnett, a single man

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

Thomas William Kirkpatrick and wife, Angelika E. Kirkpatrick

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

Shelby County, Alabama to-wit:

Commence at the N.W. Corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama thence run Easterly along the North line of said quarter-quarter 473.80 feet to the point of beginning of the property being described, thence continue along last described course 80.0 feet to a point, thence 24 degrees 30 minutes right and run Southeasterly 385.88 feet to a point, thence 68 degrees 0 minutes right and run Southerly 315.14 feet to a point, thence 90 degrees 0 minutes right and run Westerly 437.70 feet to a point, thence 90 degrees 0 minutes and run Northerly 456.20 feet to the point of beginning, containing 4.0 acres. According to the survey of Joseph E. Conn, Jr., Reg. Ala. No. 9049, dated March 12, 1983.

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BOOK

SUBJECT TO CURRENT TAXES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS ON RECORD OR IN EVIDENCE THROUGH USE.

1.	3.50
2.	2.50
3.	3.00
4.	0.00
5.	1.00
6. Conting Fees	0.00
Total	10.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 5th

day of October 19 90

WITNESS:

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

90 OCT -5 PM 2:23 (Seal)

(Seal)

STATE OF ALABAMA, JUDGE OF PROBATE
SHELBY COUNTY

Floyd Burnett (Seal)

(Seal)

(Seal)

(Seal)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Floyd Burnett, a single man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th

October

90

RECEIVED 10 OCT 1990