

THIS INSTRUMENT WAS PREPARED BY:

DAVID TANNER, ATTORNEY  
7211 First Avenue North  
Birmingham, AL 35206

STATE OF ALABAMA )

JEFFERSON COUNTY )

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of the sum of Ten Dollars (\$10.00) to the undersigned Grantor, TRANSAMERICA FINANCIAL SERVICES, INC., a corporation, in hand paid by Grantees herein, M. Dan Burt and Janice E. Burt, the receipt of which is hereby acknowledged, the said Grantor, TRANSAMERICA FINANCIAL SERVICES, INC., a corporation, does by these presents, grant, bargain, sell and convey unto the said M. Dan Burt and Janice E. Burt, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama.

Lot 8, Block 4, according to the Plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Pages 135 and 136, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

- (1) Taxes due and payable October 1, 1990.
- (2) Restrictions appearing of record in Misc. Book 5, Page 86; Misc. Book 5, Page 268; and Misc. Book 5, Page 625.
- (3) Rights of way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instruments recorded in Deed Book 281, Page 497, and Deed Book 283, Page 208.
- (4) Right of way granted to South Central Bell Telephone Company by instrument recorded in Deed Book 274, Page 817.
- (5) Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument recorded in Misc. Volume 5, Page 626.
- (6) Ten (10) foot easement for public utilities along South, East and West lot lines, as shown on recorded map.
- (7) Title to all minerals in, on and underlying the premises together with all mining rights, privileges and immunities including, without limitation, any release from damages which may have heretofore been reserved or granted.
- (8) Statutory right of redemption on the part of those entitled to redeem arising out of that certain Foreclosure Deed recorded at Real Property Book 270, Page 698, record of the Judge of Probate, Shelby County, Alabama.
- (9) The fractional interest of Shirley Roberson, an heir-at-law of W. M. Roberson, deceased.

\$ 119,900.00 of the purchase price was paid from proceeds of mortgage closed simultaneously herewith.

BOOK 325 PAGE 958

TO HAVE AND TO HOLD the above-described property unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Grantor, TRANSAMERICA FINANCIAL SERVICES, INC. has set its hand and seal on this the 12<sup>th</sup> day of DECEMBER, 1990.

ATTEST:

TRANSAMERICA FINANCIAL SERVICES, INC.

Robert T. Jones

R. J. Tilley

CALIFORNIA  
STATE OF ~~OHIO~~ )

Los Angeles COUNTY )

I, EVELYN K. ROUDSARI, a Notary Public, in and for said County, and State, hereby certify that R. J. Tilley, whose name as Vice Pres. for TRANSAMERICA FINANCIAL SERVICES, INC., a corporation, 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, as such officer and with full authority he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 12<sup>th</sup> day of December, 1990.

BOOK 325 PAGE 959



Evelyn K. Roudsari  
Notary Public

NO TAX COLLECTED

1. Deed Tax	\$	0.00
2. Mtg. Tax	\$	0.00
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	5.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	10.00

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

91 JAN 16 AM 10:40

Thomas A. Shover  
JUDGE OF PROBATE