

This instrument was prepared by

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

2205

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY ONE THOUSAND & NO/100— (\$91,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jerry H. Burns and Wendy W. Burns, single individuals (herein referred to as grantors), do grant, bargain, sell and convey unto William M. Tierce, Jr. and wife, Gale S. Tierce (herein referred to as GRANTEES) 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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to the Survey of Dearing Downs, Sixth Addition, Phase I as recorded in Map Book 10 page 78 in the Probate Office of Shelby County Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$81,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1507 Secretariat Circle Helena, Alabama 35080

TO HAVE AND TO HOLD to 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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of July, 1991.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 AUG -1 AM 10:11

Jerry H. Burns (SEAL)
Jerry H. Burns
Wendy W. Burns (SEAL)
Wendy W. Burns

STATE OF ALABAMA
SHELBY COUNTY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry H. Burns and Wendy W. Burns, single individuals whose names 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 31st day of July A.D., 1991

1. Deed Tax 10.00
2. Mfg. Tax 2.50
3. Recording Fee 3.00
4. Indexing Fee
5. No Tax Fee
6. Certified Copy 1.00
Total 16.50

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93

Richard D. Mink
Notary Public