

This instrument was prepared by:
Theresa A. Tkacik, Attorney at Law
2162 Highway 31 South,
Pelham, Alabama 35124

2219

Send Tax Notice to:
Marlin and Dorothy Burnett
1444 Kelly Drive
Alabaster, Alabama 35007

WARRANTY DEED. JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWENTY-TWO THOUSAND, FIVE HUNDRED DOLLARS AND NO/100's (\$22,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, We, REGINALD A. MOSELEY, JR., and wife BEVERLY A. MOSELEY, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto MARLIN BURNETT, and wife DOROTHY BURNETT, (hereinafter referred to as the grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 25, 1st. Addition to Deer Springs Estates, as recorded in Map Book 5, Page 55, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities, relating thereto, including rights set out in Deed Book 289, Page 308, and Deed Book 297, Page 716, in the Shelby County Probate Office.

Building setback line of 35 feet reserved from Kelly Drive as shown by recorded plat.

Public Utility Easements as shown by recorded plat, including a 10 foot easement on the Northwesternly rear side and a 20 foot on the Westerly side of lot.

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 127, Page 399, in the Shelby County Probate Office.

TO HAVE AND TO HOLD to the said grantees, his, her, or their heirs and assigns forever.

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And We, do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that We have a good right to sell and convey the same as aforesaid; that We will, and our heirs, executors and administrators shall warrant and defend the same to the Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We, have hereunto set our hand and seal, this Twenty Second (22nd.) day of July, 1991.

Reginald A. Moseley
 Seal
Beverly A. Moseley
 Seal

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STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that REGINALD A. MOSELEY, JR., and wife, BEVERLY A. MOSELEY, 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 this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this Twenty Second (22nd.) day of July, 1991.

Shirley A. Back
 Notary Public
 MY COMMISSION EXPIRES SEPTEMBER 19, 1994

My Commission Expires:

STATE OF ALABAMA)
 I CERTIFY THIS
 INSTRUMENT WAS FILED

91 AUG -1 AM 10:44

Shirley A. Back
 JUDGE OF PROBATE

1. Flood Tax	22.50
2. Mig. Tax	5.00
3. Recording Fee	2.00
4. Notary Fee	1.00
5. Certified Copy	1.00
Total	31.50