

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
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This instrument was prepared by:

(Name) Joseph E. Walden
(Address) Post Office Box 1610
Alabaster, Alabama 35007

Send Tax Notice to:

(Name) Teresa D. Wells
(Address) 208 Dusty Hollow Road
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Five Hundred and No/100s (\$18,500.⁰⁰) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Samuel Burnett and wife, Elizabeth Burnett
(herein referred to as grantors) do grant, bargain, sell and convey unto

Teresa D. Wells, an unmarried woman
(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, the following described real estate situated in Shelby County, Alabama to-wit:

From the SW corner of the NE1/4 of the NE1/4, Section 7, Township 24 South, Range 2 East, run West a distance of 41.21 feet; thence right 79 degrees 39 minutes a distance of 656.23 feet to the point of beginning; thence right 89 degrees 50 minutes a distance of 228.45 feet; thence left 88 degrees 15 minutes a distance of 93.24 feet; thence left 90 degrees 30 minutes a distance of 230.00 feet; thence left along an arc of 65 feet radius a distance of 32.67 feet; thence continue a distance of 65.50 feet to a point of beginning.

There is also conveyed to grantee, his heirs, successors, and assigns, the right to use the present boat launching site of grantor on Lay Lake for the purpose of launching boats for their private use, together with the right to fish from the bank of Lay Lake on property now owned by Grantor.

Subject to:

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 252 page 915 in Probate Office. Any loss and/or claim which may result from the fact that a mobile home rests on the subject property and that it is not presently attached to the land or that it might at some later time be severed from the land.

Rights of riparian owners in and to the use of Lay Lake as obtained in Deed Book 287 page 853 and Real 90 pages 689 and 690.

Description continued on reverse side.

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.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of February, 19 92.

WITNESS

Samuel Burnett (Seal)

Elizabeth Burnett (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, Kaylan M. Dunlap, a Notary Public in and for said County, in said State,

hereby certify that Samuel Burnett and Elizabeth Burnett

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 28th day of February A.D., 19 92

May 28, 1996

My Commission Expires:

Kaylan M. Dunlap
Notary Public

Flood rights to Alabama Power Company as set out in Deed Book 249 page 868 and Deed Book 246 page 583.
Subject to easements, restrictions, and rights of way of record.
Subject to applicable zoning and subdivision regulations.
This deed prepared without benefit of survey.
\$9,000.00 of the above recited consideration is in the form of a Real Estate Note executed simultaneously herewith.

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

92 MAR -3 AM 8:16

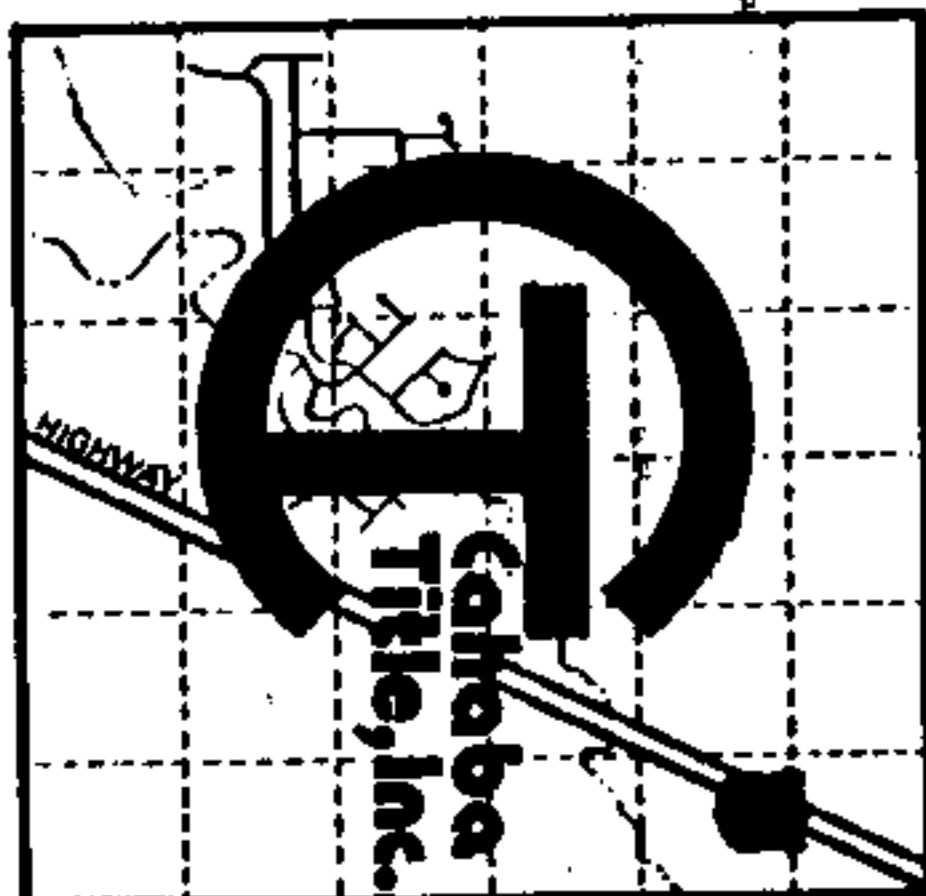
JUDGE OF PROBATE

1. Deed Tax	9.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	5.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	20.50

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

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Birmingham, Alabama 35244

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