

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) HOLLIMAN SHOCKLEY & KELLY ATTORNEYS
(Address) 3821 Lorna Road, Suite 110
Birmingham, AL. 35244

Send Tax Notice to:

(Name) JOSEPH C. BURNS

(Address) JOAN C. BURNS

2909 Coatbridge Lane
Birmingham, AL. 35243

46.50

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

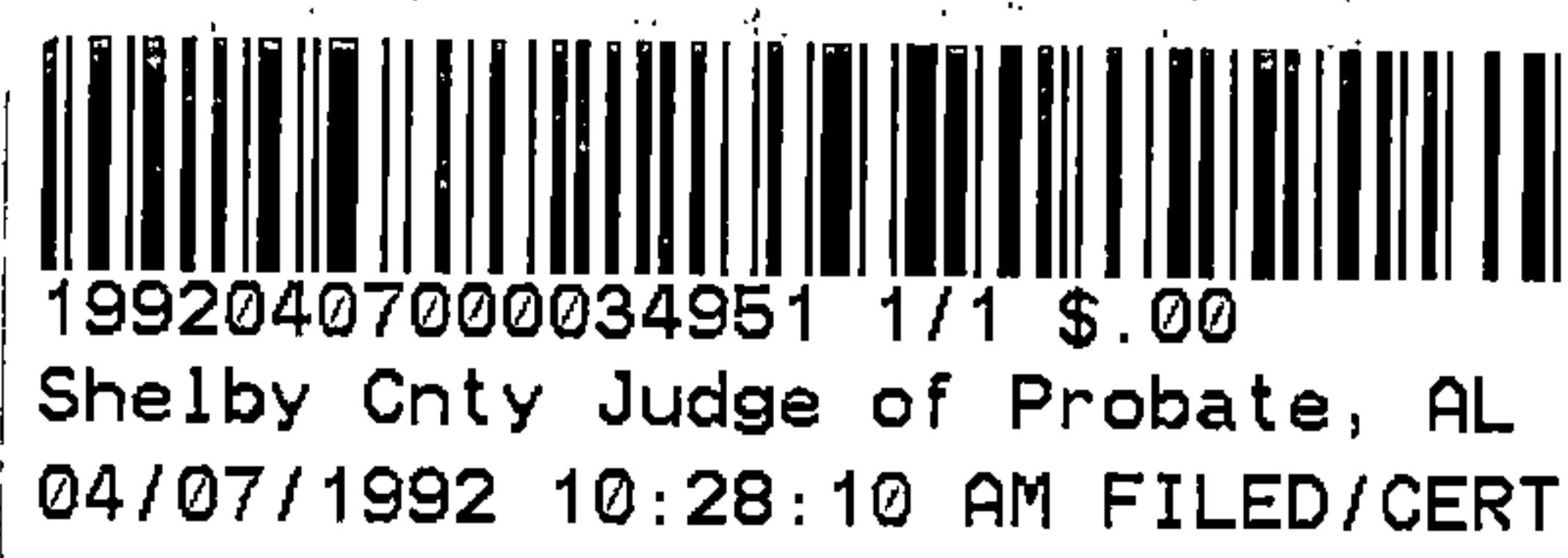
} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 (\$105,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, DAVID BLAIR POWELL and wife, NANCY B. POWELL (herein referred to as grantors) do grant, bargain, sell and convey unto JOSEPH C. BURNS and wife, JOAN C. BURNS (herein referred to as GRANTEEES 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:

Lot 41, in Block 1, according to the Survey of Selkirk, (a subdivision of Inverness), Phase IV, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1992 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights.

\$ 65,000.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.



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TO HAVE AND TO HOLD to the said GRANTEEES 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 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 GRANTEEES, 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 31st day of March, 19 92.

(Seal)

(Seal)

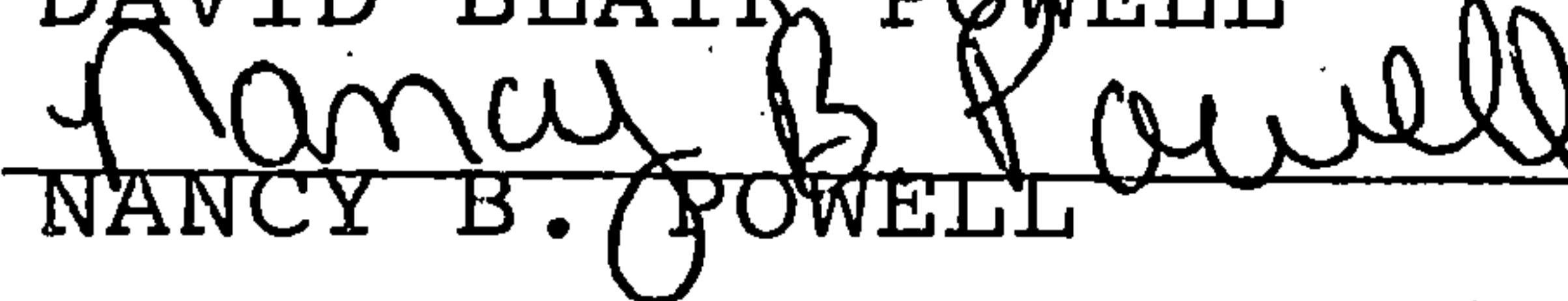
(Seal)

(Seal)

(Seal)

(Seal)


DAVID BLAIR POWELL


NANCY B. POWELL

STATE OF ALABAMA

JEFFERSON

COUNTY

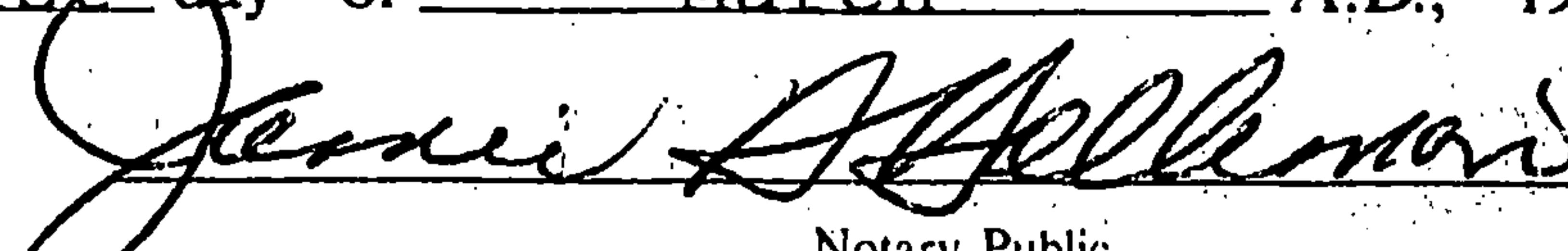
} General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DAVID BLAIR POWELL and wife, NANCY B. POWELL whose name s 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 March A.D. 19 92

3-10-93

My Commission Expires:


Notary Public

04/07/1992 03495 10:28:00 AM SHELBY COUNTY 001 NCD