

SEND TAX NOTICE TO:

(Name) Gary Wayne Burns, Sr.
P.O/ Box 404
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100-----

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sara Littlefield, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gary Wayne Burns, Sr. and wife, Mary Nell Lee Burns; and
Raymond King and wife, Brenda King
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Southwest corner of SW 1/4 of SW 1/4, Section 1, Township 22 South, Range 1 West and run thence North along the West line thereof a distance of 1311.80 feet; thence East along the North line of said 1/4-1/4 a distance of 1332.61 feet to the point of beginning; thence continue east in the same direction a distance of 1307.73 feet to a point on the East line of NE 1/4 of SW 1/4; thence North along the East line of said NE 1/4 of SW 1/4 a distance of 662.27 feet; thence run West and parallel with the South line thereof a distance of 1314.81 feet to the West line of said NE 1/4 of SW 1/4; thence South along said West line of NE 1/4 of SW 1/4 a distance of 673.61 feet to the point of beginning.

Situated in Shelby County, Alabama,
Subject to a 30-foot right of way for a roadway on the South side thereof.
There is also conveyed the right of ingress and egress over and along the existing 60-foot right of way leading in a Westerly direction to the Butter and Egg Road, which has been heretofore granted as a public road.
Subject to taxes for 1992 and subsequent years. 1992 ad valorem taxes are lien but not due and payable until October 1, 1992.

Minerals and mining rights excepted.

\$12,471.25 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HER SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of July, 1992.

WITNESS:

(Seal) Sara Littlefield (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sara Littlefield, a married woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, A.D., 1992

Inst # 1992-14732
07/22/1992-14732
10:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:50
301 MCB

Mike