

SEND TAX NOTICE TO:

Mr. and Mrs. H. Gary Wilkins

2850 County Rd. 51
Wilsonville, AL 35186

This Instrument Prepared By:

✓ Harold H. Goings, Esq.
Spain, Gillon, Grooms, Blan & Nettles
2117 Second Avenue North
Birmingham, Alabama 35203

STATE OF ALABAMA)

SHELBY COUNTY)

Inst # 1992-29518

12/09/1992-29518
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DD3 MCD 24.50

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seventy Two Thousand Five Hundred and no/100 Dollars (\$72,500.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, J. Arlene Burchfield, an unmarried woman, (herein referred to as Grantor), do grant, bargain, sell and convey unto H. Gary Wilkins and Julie A. Wilkins (herein collectively referred to as Grantees), the real estate described on Exhibit "A" attached hereto and made a part hereof, situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions, and limitations, if any, of record.

\$59,788.29 of the purchase price recited herein was paid for from the proceeds of a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this the 7th day of December, 1992.


J. Arlene Burchfield

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Arlene Burchfield, an unmarried 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 7th day of December, 1992.


Notary Public

My Commission Expires: 8-21-95

lly\deeds\wilkins.ded

EXHIBIT "A"

Beginning at the southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 20 south, Range 1 east, Shelby County, Alabama and run thence easterly along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 872.46' to a point; Thence turn 90°01'26" left and run northerly a distance of 671.55' to a point on an existing fence line; Thence turn 90°30'32" left and run westerly along said fence line a distance of 883.70' to a point; Thence turn 90°27'34" left and run southerly along an existing fence line a distance of 663.43' to the point of beginning, containing 13.45 acres and subject to any and all easements, rights of way, restrictions and/ or limitations of probated record or applicable law.

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