

850 11.00

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**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
 P. O. Box 752 - Columbiana, Alabama 35051  
 (205) 669-6204 (205) 669-6291 Fax(205) 669-3130

## SEND TAX NOTICE TO:

Gary Wayne Burns  
 (Name) \_\_\_\_\_  
 P.O. Box 404  
 (Address) Shelby, AL 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 Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Raymond King and wife, Brenda King; and  
 Gary Wayne Burns, Sr. and wife, Mary Nell Lee Burns  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Gary Wayne Burns, Sr. and wife, Mary Nell Lee Burns

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
 Shelby County, Alabama to-wit:

## Parcel 2-A:

Commence at the Southwest corner of the Southwest Quarter of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the West line of said Quarter a distance of 1,311.80 feet to a point; thence turn 89 degrees 26 minutes 20 seconds right and run Easterly 2,074.82 feet to a point; thence turn 99 degrees 00 minutes 02 seconds left and run North 277.04 feet to the point of beginning of the property, Parcel 2-A, being described; thence continue along last described course 210.0 feet to a point; thence turn 90 degrees 00 minutes right and run Easterly 210.00 feet to a point; thence turn 90 degrees 00 minutes right and run Southerly 210.00 feet to a point; thence turn 90 degrees 00 minutes right and run Westerly 210.00 feet to the point of beginning.

Together with a proposed twenty foot (20-foot) wide access easement required for access to this property, Parcel 2-A, described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, and run thence Northerly along the West line of said Quarter a distance of 1,311.80 feet to a point; thence turn 89 degrees 26 minutes 20 seconds right and run Easterly 2,084.83 feet to the point of beginning on centerline of proposed twenty-foot wide access easements; thence turn 99 degrees 00 minutes 02 seconds left and run Northerly 277.04 feet to the South line of said Parcel 2-A, and the end of said easement.

\*\*MORTGAGE TAX PAID ON MORTGAGE RECORDED SIMULTANEOUSLY HERewith.

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, we have hereunto set our hand(s) and seal(s), this 18<sup>th</sup> day of October, 19 93.

WITNESS:

Gary Wayne Burns (Seal)  
 Gary Wayne Burns, Sr.

Raymond King (Seal)  
 Raymond King

Mary Nell Lee Burns (Seal)  
 Mary Nell Lee Burns  
 STATE OF ALABAMA

Brenda King (Seal)  
 Brenda King

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Raymond King and wife, Brenda King 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 18<sup>th</sup> day of October, A.D., 19 93.

SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGEMENT.

Norma H. Newman  
 Notary Public.

80523-6663 # 154

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Gary Wayne Burns, Sr. and wife, Mary Nell Lee Burns, 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 18<sup>th</sup> day of October, 1993.

Neema H. Newman  
Notary Public

My commission expires: 3-2-96

1993-37308  
11/23/1993-37308  
11:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL 12.00