

This instrument was prepared by

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Send Tax Notice To: GREGORY A. BURROW and
JOANNA S. BURROW
name 3344 Afton Lane
Birmingham, Alabama 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fifty-Three Thousand and No/100 (\$353,000.00)----- DOLLARS

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

TIMOTHY N. BURELLE and SANDRA G. BURELLE, both unmarried persons

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

GREGORY A. BURROW and JOANNA S. BURROW

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lot 5, Block 1, according to the Survey of Wyngate Trace, as recorded in Map Book 12, page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are a lien, but not yet due and payable until October 1, 1994.
2. 50 foot building line on East and West as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Right of way granted to Alabama Power Company by instrument recorded in Volume 130, page 153; Volume 169, page 322; Volume 179, page 360; and Real 230, page 801.
5. Restrictions appearing of record in Real 205, page 682.
6. Mineral and mining rights and rights incident thereto recorded in Real 206, page 207.
7. Agreement with Alabama Power Company recorded in Real 298, page 924.
8. Restrictions regarding Alabama Power Company recorded in Real 298, page 891.

\$164,600.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

12/06/1993-38748
11:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
197.00

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 22nd day of November, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Timothy N. Burelle (Seal)
Sandra G. Burelle (Seal)
Sandra G. Burelle (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIMOTHY N. BURELLE and SANDRA G. BURELLE, both unmarried persons whose name 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 22nd day of November, A. D., 1993

[Signature]
Notary Public.