

WARRANTY DEED

THE STATE OF ALABAMA,
JEFFERSON, COUNTY.

One Hundred Thirty-five Thousand
and No/100-----DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that in consideration of and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Thomas B. Bennett and Ellen M. Bennett, husband and wife

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto MICHAEL F. BURK and KIMBERLY J. BURK (herein referred to as GRANTEE(S),

their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Lot 1, according to the Survey of Dearing Downs 6th Addition Phase I, as recorded in Map Book 10, page 78, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$121,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-11078

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04/05/1994-11078
03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCO 12.00

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand S and seal S, this 25th day of March, 1994.

WITNESS:

* Thomas B. Bennett (L. S.)
Thomas B. Bennett

* Ellen M. Bennett (L. S.)
Ellen M. Bennett

THE STATE OF ALABAMA,
SHELBY, COUNTY.

I, JAN S. MYKICZ, a Notary Public in and for said State ALABAMA hereby certify that Thomas B. Bennett and Ellen M. Bennett, husband and wife

whose name WAS 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 WAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of MARCH 1994
Jan S. Mykicz Notary Public.