

This instrument was prepared by

Send Tax Notice To: Duane S. Burnett
Debra J. Burnett
name

(Name) Clayton T. Sweeney, Attorney at Law
2700 Hwy. 280E, Suite 290E
(Address) Birmingham, AL 35223

5217 Logan Drive
address
Birmingham, AL 35242

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One Hundred Forty-Five Thousand and 00/100 DOLLARS

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

Bruce F. Broll and wife, Cheryl L. Broll
(herein referred to as grantors) do grant, bargain, sell and convey unto
Duane S. Burnett and Debra J. Burnett

(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 9, Block 10, according to the Map of Broken Bow South, as recorded in Map Book 11, Page 82 in the Probate Office of Shelby County, Alabama.

\$116,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1994 and subsequent years not yet due and payable until October 1, 1994.

Subject to covenants and restrictions, building lines, easements and right-of-ways of record.

Inst # 1994-14013

04/29/1994-14013
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 37.50

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 30th day of March, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

Bruce F. Broll (Seal)
Bruce F. Broll

Cheryl L. Broll (Seal)
Cheryl L. Broll

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Bruce F. Broll and wife, Cheryl L. Broll whose name s 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 30th day of March A. D., 19 94

Notary Public