

SEND TAX NOTICE TO:

(Name) William B & Kathy C. Burbage

This instrument was prepared by

(Address) _____

(Name) Michael J. Romeo, Attorney

900 City Federal Building

(Address) Birmingham, Al. 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty One Thousand DOLLARS

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

Jeffery S. Ockerman and M. Kathleen Ockerman, Husband and Wife

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

William B. Burbage Jr. and Kathy C. Burbage

(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 51, according to the Survey of Valley Brook, Phase IV, as recorded in Map Book 14, page 84, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes due and payable October 1, 1995.
2. 35 foot building line on south and west, as shown by recorded Map.
3. 7.5 foot easement on north, as shown by recorded Map.
4. Restrictions as shown by recorded Map.
5. Right of way granted to Alabama Power Company by instrument recorded in Real 333, page 221, in the Probate Office of Shelby County, Alabama.
6. Restictions appearing of record in Real 315, page 960, in the Probate Office of Shelby County, Alabama.

03/07/1995-05902
02:46 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
18.00

MORTGAGE PREVIOUSLY RECORDED IN INST #1995-00845 ON 01/10/95 IN SHELBY COUNTY, ALABAMA.

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 23rd

day of November, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

Jeffery S. Ockerman (Seal)

M. Kathleen Ockerman (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery S. Ockerman and M. Kathleen Ockerman, Husband and Wife 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 23rd day of Nov, A. D., 19 94

Inst # 1995-05902