

This Instrument Prepared By:

George H. Jones
Attorney at Law
1117 - 22nd Street, South
Birmingham, Alabama 35205

Send Tax Notice To:

✓ Jacqueline Albright Burnett
197 Albright Farm Road
Montevallo, AL. 35115
(205) 665-5090

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STATE OF ALABAMA)

WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other good and valuable consideration; to wit: the assumption of that certain mortgage theretofore executed on February 14, 1994 by the Grantor hereinafter named in favor of Merchants & Planters Bank of Montevallo, Alabama or its successors and assigns which was duly record contemporaneously with that certain Warrant Deed, Instrument Number 1994-04445, in the Office of the Probate Judge of Shelby County, Alabama, the receipt and sufficiency of which are hereby acknowledged, that I, FERMAN JACKSON ALBRIGHT, hereinafter referred to as the "GRANTOR", do hereby grant, bargain, sell and convey unto JACQUELINE ALBRIGHT BURNETT, hereinafter referred to as the "GRANTEE", in fee simple, together with every contingent remainder and right of reversion, the following described real estate being a portion of the land situated in Section 6, Township 22 South, Range 2 West, Shelby County, Alabama and more particularly described as follows:

Commence at the N.W. corner of the N.W. $\frac{1}{4}$, of the N.W. $\frac{1}{4}$, Section 6, Township 22 South, Range 2 West, said point being the point of beginning; thence run north $89^{\circ}24'00''$ east and along the quarter ($\frac{1}{4}$) line of said quarter ($\frac{1}{4}$) for a distance of 260.0' feet to an iron pin; thence run south $4^{\circ}50'04''$ east for a distance of 419.44' feet to an iron pin; thence run south $89^{\circ}24'00''$ west for a distance of 260.0' feet to an iron pin; thence run north $4^{\circ}50'04''$ west for a distance of 419.44' feet to the point of

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beginning and containing 2.5 acres more or less as shown in that certain Warranty Deed executed on February 9, 1994, and duly filed and recorded on February 9, 1994 at INST # 1994-04445, in the Office of the Probate Judge of Shelby County, Alabama.

SUBJECT TO: Ad valorem taxes for the current tax year, easements other than set out above, rights-of-way, said mortgage hereinabove referred to as additional consideration and restrictions of record affecting said property. The GRANTOR, his heirs and assigns warrant and covenant access to the above described property via a twenty (20) foot easement reserved to the GRANTOR over and across the real property shown in that certain Warranty Deed duly recorded at INST # 1992-13706 in the Office of the Probate Judge of Shelby County, Alabama.

(Title Not Examined)

TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns in fee simple forever, together with every contingent remainder and right of reversion.

The GRANTOR, individually and for his heirs, executors and administrators covenants with the GRANTEE and her heirs, successors and assigns that the GRANTOR is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the said premises; that the GRANTOR, individually and his heirs, executors, and administrators of said estate shall warrant and defend the same to the GRANTEE, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, Ferman Jackson Albright have executed this conveyance by hereunto setting my hand and seal, this the 28th day of April 1995.


FERMAN JACKSON ALBRIGHT, GRANTOR (LS)

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County and in said State or State at Large, hereby certify that FERMAN JACKSON ALBRIGHT, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of said instrument, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of April 1995.

Judy L. Santa Cruz
Notary Public

Notary Public, Alabama State At Large

My Commission Expires October 4, 1997

My Commission Expires:

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