

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Dennis E. Burke and
(Name) Karen Burke
(Address) 1110 Plowman St.
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY THOUSAND and 00/100, (\$70,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CALVIN L. SPURLIN, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

DENNIS E. BURKE and wife, KAREN BURKE
(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of
them in fee simple, the following described real estate situated in SHELBY County,
Alabama to-wit:

Begin at the Southerly corner of Lot 3, Block "K" of Lyman's Addition to
Montevallo, as recorded in Map Book 3 page 27, in the Shelby County Probate
Office, said point also being the intersection of the Northwest right of way of
Nabors Street and the Northeast right of way of Plowman Street; thence
Northwesterly along said Northeast right of way for 66.00 feet (measured 66.13
feet); thence right 89 deg. 53 min. in a Northeasterly direction 100.00 feet
(measured 99.97 feet) to a point on the Northeast line of said Lot 3; thence
right 90 deg. 11 min. in a Southwesterly direction along said Northeast line
for 66.00 feet (measured 65.90 feet) to the Easterly most corner of said Lot 3,
said point being on said Northwest right of way of Nabors Street; thence right
89 deg. 41 min. in a Southwesterly direction along said Northwest right of way
100.00 feet (measured 99.98 feet) to the point of beginning. Situated in the
Town of Montevallo, Shelby County, Alabama.

SUBJECT TO:

Property Taxes for 1995 and subsequent years.
Public easements affecting subject property.

**PURCHASE MONEY FIRST MORTGAGE EXECUTED ON EVEN DATE HERewith BY GRANTEES
HEREIN, IN THE SUM OF \$56,879.00 IN FAVOR OF FARMERS & MERCHANTS BANK OF
ANNISTON.**

05/02/1995-11419
10:01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 22.50

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th
day of May, 19 95

WITNESS

(Seal)

(Seal)

(Seal)

Calvin L. Spurlin
CALVIN L. SPURLIN (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Calvin L. Spurlin
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears
date.

Given under my hand and official seal this 15th day of May A.D., 19 95

My Commission Expires: 9/97

M A Spears
Notary Public

Inst # 1995-11419