

# WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Central Alabama Title Company, Inc.

STATE OF ALABAMA

COUNTY OF Shelby

Send Tax Notice To:

Rex L. Kitch and Linda K. Kitch

5986 Old Hwy 280 Sterrett, Alabama 35147

Presents:

That in consideration of **TEN DOLLARS (10.00) AND OTHER VALUABLE CONSIDERATIONS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mila R. Walker F/K/A Mila R. Burns, a married woman

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

Linda K. Kitch and husband, Rex L. Kitch

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**TRACT #3-C, CARDEN ESTATE AS SET FORTH ON THAT CERTAIN SURVEY BY FRANK WHEELER DATED JANUARY 25, 1974 AS MORE PARTICULARLY DESCRIBED THERE ON AS FOLLOWS:**

**COMMENCE AT THE NE CORNER OF THE W1/2 OF THE SE1/4 OF THE SW1/4, SEC. 20, T-19-S, R-1-E; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 647.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 343.00 FEET; THENCE TURN AN ANGLE OF 91 DEG. 17 MIN. 52 SEC. TO THE RIGHT AND RUN A DISTANCE OF 562.26 FEET; THENCE TURN AN ANGLE OF 84 DEG. 45 MIN. 10 SEC. TO THE RIGHT AND RUN A DISTANCE OF 344.35 FEET; THENCE TURN AN ANGLE OF 95 DEG. 14 MIN. 50 SEC. TO THE RIGHT AND RUN A DISTANCE OF 585.99 FEET TO THE POINT OF BEGINNING. SITUATED IN THE W1/2 OF THE SE1/4 OF THE SW1/4 OF SEC. 20, T-19-S, R-1-E, SHELBY COUNTY, ALABAMA. SUBJECT TO A 20 FOOT EASEMENT FOR A ROADWAY ADJACENT TO AND PARALLEL WITH THE WEST LINE OF THE ABOVE DESCRIBED TRACT.**

**ALL SITUATED IN SHELBY COUNTY, ALABAMA.**

**A Purchase Money Mortgage was filed simultaneously herewith.**

Mila R. Burns is the Surviving Grantee of that certain deed filed for record in Deed Book 285 Page 485.

The other grantee, Samuel E. J. Burns having died on or about 11-4-87.

THIS IS NOT THE HOMESTEAD OF MILA R. BURNS

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, I have herunto set my hand(s) and seal(s), this 28th day of April, 1995.

WITNESS,

Lisa A. Garrett (Seal)

Mila R. Walker (Seal)

Mila R. Walker F/K/A Mila R. Burns

Mila R. Burns

STATE OF ALABAMA

COUNTY Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that

Mila R. Walker F/K/A Mila R. Burns 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April A.D., 19 95.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Lisa A. Garrett

Prepared by: Jerry Parker PO BOX 660375 Vestavia, Alabama 35266-0375