

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100N
Birmingham, Alabama 35244

Inst # 1995-14440
06/02/1995-14440
02:27 PM CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

001 SNA 16.50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED & NO/100---- (\$125,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert M. Wright and Frank R. Tapscott d/b/a T & W Construction Company (herein referred to as grantors), do grant, bargain, sell and convey unto Frederick W. Burns, IV and wife, Shay T. Burns (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, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 39, according to the survey of Southern Hills, Sector 6, Phase One, as recorded in Map Book 17 page 93, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Robert M. Wright and Frank R. Tapscott d/b/a T & W Construction Company, who took title to the subject property initially in the trade name of T & W Construction Company.

\$119,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 101 Moss Hill Lane, Calera, Alabama 35040.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTORS AS DEFINED BY THE CODE OF ALABAMA.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 31st day of May, 1995.

Robert M. Wright and Frank R. Tapscott DBA
T & W Construction Company

BY: Robert M. Wright (SEAL)
Robert M. Wright

BY: Frank R. Tapscott (SEAL)
Frank R. Tapscott

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Robert M. Wright and Frank R. Tapscott DBA T & W Construction Company, whose names 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 of same bears date.

GIVEN UNDER MY HAND THIS 31st DAY OF May, 1995.

My Commission Expires:

3/5/99

Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

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