

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Birmingham, Alabama 35244

SEND TAX NOTICE TO:

WILLIAM R. BURNS
102 LOYOLA CIRCLE
HELENA, AL 35080

Inst # 1995-16450

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWENTY TWO THOUSAND NINE HUNDRED and 00/100 (\$122,900.00) DOLLARS to the undersigned grantor, R & J BUILDING COMPANY, INC. in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto WILLIAM R. BURNS and LINDA D. BURNS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE IV, AS RECORDED IN MAP BOOK 18 PAGE 106 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line of 25 feet reserved from Street as shown by plat.
3. Public easements as shown by recorded plat, including 15 foot Southern Natural Gas easement on the rear.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-21613 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 138 page 217 in Probate Office.
6. Easement(s) to Southern Natural Gas as shown by instrument recorded in Deed 90 page 336 and Deed 213 page 117 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Instrument #1994-37200 in Probate Office.

\$98,300.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

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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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, R & J BUILDING COMPANY, INC., by its PRESIDENT, JAMES J. RANSOM, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 15th day of June, 1995.

R & J BUILDING COMPANY, INC.

By: James J. Ransom Jr.
JAMES J. RANSOM, JR., PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES J. RANSOM, JR., whose name as PRESIDENT of R & J BUILDING COMPANY, INC., a corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 15 day of June, 1995.

[Signature]
Notary Public

My commission expires: 7/16/98 Inst # 1995-16450

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