

SEND TAX NOTICE TO:

This instrument prepared by:  
Buddy Rawson  
2204 Lakeshore Dr.  
Birmingham, Al

(Name) Donald O. Burnett  
(Address) 1585 Highway 30  
Columbiana, Alabama

**Warranty Deed**  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

Inst # 1995-21195

That in consideration of the sum of \$ THIRTY FIVE THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$35,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,  
Gerald R. Branch, an ~~un~~married man

(herein referred to as grantors) do grant, bargain, sell and convey unto Donald O. Burnett and Alisa Maupin Burnett

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Northeast corner of the NE 1/4 of of the SE 1/2, Section 19, Township 21 South, Range 1 East (corner set by James H. Seale Reg. LS 2684, January 24, 1970), and run South along the East boundary line of the Section 19 line a distance of 81.79 feet to a point of on the Northwest 40 foot right of way line of Shelby County Highway #30; thence turn an angle of 62 degrees, 25 minutes to the right and run in a Southwesterly direction along the said right of way line a distance of 199 feet to the point of beginning; thence continue along said right of way line as distance of 183.0 feet to a point; thence turn an angle of 94 degrees, 50 minutes to the right and run in a Northwesterly direction a distance of 288.20 feet to a point on the South boundary line of the SE 1/4 of NE 1/4; thence turn an angle of 66 degrees, 19 minutes to the left and run West along the said South boundary line a distance of 130.0 feet to a point; thence turn an angle of 100 degrees, 40 minutes to the right and run in a Northeasterly direction a distance of 343.0 feet to a point; thence turn an angle of 74 degrees 29 minutes to the right and run in an Easterly direction a distance of 172.0 feet to a point; thence turn an angle of 76 degrees 52 minutes to the right and run in a Southeasterly direction a distance of 555.32 feet to the point of beginning. Said parcel lying and being in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4,  
Continued

08/04/1995-21195  
03:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DCE MCD 12.00

This property doesnot constitute the Homestead of the Grantor nor his spouse.

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, we/I have set our/my hand(s) and seal(s), this 28th day of July, 1995.  
Signed, sealed and delivered in the presence of:

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

I, John D Willis, a Notary Public in and for said County, in said State, hereby certify that  
Gerald R. Branch whose name(s) 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 28th day of July A.D., 1995

John D Willis  
Notary Public  
1-7-99  
My Commission Expires:

DCAL03WC Stewart Telle

Continuation of Legal Description

Section 19, Township 21 South, Range 1 East.

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