

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & Paden  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

DONALD R. CORDAR  
2813 CAHAWBA TRAIL  
BIRMINGHAM, AL 35243

STATE OF ALABAMA)  
COUNTY OF SHELBY)

## JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY TWO THOUSAND NINE HUNDRED and 00/100 (\$22,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, RICHARD G. BURCHFIELD, A SINGLE MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DONALD R. CORDAR and JANICE G. CORDAR, HUSBAND AND WIFE, (herein referred to as GRANTEEES, 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 ROYAL FOREST, AS RECORDED IN MAP BOOK 14 PAGE 44 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 75 feet reserved from Baron Drive as shown by plat.
3. Restriction, covenants and conditions as set out in instrument(s) recorded in Real 290 page 957 and Map Book 14 page 44 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 311 page 700 in Probate Office.

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 Real 206 page 536 and Deed 347 page 349 in Probate Office.

Oil and Gas Lease between Champion International Corporation and the Louisiana Land and Exploration Company and Atlantic Richfield Company as set out in Deed 347 page 349 (expires 1996).

RICHARD G. BURCHFIELD IS ONE AND THE SAME PERSON AS RICHARD G. BUTCHFILED.

**TO HAVE AND TO HOLD** Unto the said GRANTEEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, RICHARD G. BURCHFIELD, A SINGLE MAN, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of March, 1996.

  
RICHARD G. BURCHFIELD

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RICHARD G. BURCHFIELD, A SINGLE MAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of March, 1996.

  
Notary Public

My commission expires: 5-20-96

Inst # 1996-08073

03/12/1996-08073  
10:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
34.00