

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Charlotte & Marvin Burnett
1441 Highway 277
Helena, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Nine Thousand Five Hundred and No/100 (\$9,500.00) Dollars and other good and valuable consideration, to the undersigned grantor, Linda J. Ronk, a married woman, Charlie McKinley Maher Minshew, an unmarried man, and Stephen Arthur Minshew, an unmarried man (herein referred to as "Grantors"), in hand paid by Marvin Burnett and Charlotte Burnett, the receipt whereof is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto the said Marvin Burnett and Charlotte Burnett (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 147, at Page 75, in said Probate Office; (3) Rights-of-way granted to South Central Bell by instruments recorded in Deed Book 336, at Page 100, and Deed Book 318, at Page 82, in said Probate Office.

This property does not constitute the homestead of any of the Grantors herein.

Charlie McKinley Maher Minshew and Stephen Arthur Minshew are nineteen (19) years of age or older.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right 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 said Grantors do for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that the

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premises are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the

5th day of July, 1996.

WITNESSES:

A. Marshall

A. Marshall

A. Marshall

Linda J. Ronk
Linda J. Ronk

Charlie McKinley Maher Minshew
Charlie McKinley Maher Minshew

Stephen Arthur Minshew
Stephen Arthur Minshew

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda J. Ronk, a married woman, Charlie McKinley Maher Minshew, an unmarried man, and Stephen Arthur Minshew, an unmarried man, 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 the same bears date.

Given under my hand and seal this 5th day of July, 1996.

Appie P. Marshall
Notary Public

My Commission Expires: 3/13/99

EXHIBIT A

A parcel of land in the NE 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 4 West of Shelby County, Alabama; more particularly described as follows:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 34, Township 20 South, Range 4 West, and run South on the East line of said 1/4-1/4 Section a distance of 330.00 feet, thence turn right 54 deg. 06 min. and run Southwesterly a distance of 178.64 feet, thence turn right 77 deg. 38 min. and run Northwesterly a distance of 426.91 feet to the Southeasterly right of way line of the Southern Railroad for the point of beginning; thence turn left 99 deg. 26 min. 30 sec. and run Southwesterly along the Southeasterly right of way line of said railroad a distance of 222.64 feet, thence left 90 deg. 00 min. and run Southeasterly along the Southeasterly right of way line of said railroad a distance of 40.00 feet; thence turn right 90 deg. 00 min. and run Southwesterly along the Southeasterly right of way line of said railroad a distance of 203.52 feet to a point on the South bank of a creek; the center line of said creek being the Southwesterly and Southeasterly property line of herein described property; thence turn left 96 deg. 23 min. 30 sec. at a said point on the South bank of said creek and run in a Southeasterly direction from a line that generally follows the meanderings of said creek a distance of 306.56 feet; thence turn left 72 deg. 14 min. and run Northeasterly along the meanderings of said creek a distance of 268.60 feet, thence turn right 10 deg. 26 min. and run Northeasterly along the meanderings of said creek a distance of 63.25 feet thence turn left 102 deg. 22 min. and run Northwesterly a distance of 426.91 feet to the point of beginning; being situated in Shelby County, Alabama.

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