

Send Tax Notice To: Mary E. Burton and
Kimberly E. Burton
80 Lakeshore Drive
Birmingham, Alabama 35209

STATE OF ALABAMA)
) WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the principal sum of ONE HUNDRED AND 00/100 (\$ 100.00) DOLLARS, cash and the assumption of an existing mortgage of record, which the Grantees herein assume and agree to pay, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, ARCHIE BURTON, A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto MARY E. BURTON AND KIMBERLY E. BURTON, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Keystone Commercial Complex as recorded in Map Book 21, Page 62, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand, and gravel in, on and under subject property. 2. General and special taxes or assessments for 1996 and subsequent years not yet due and payable. 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 303, Page 226. 4. Right of Way granted to Alabama Power Company by instruments recorded in Deed Book 102, Page 204; Deed Book 170, Page 245 and Deed Book 172, Page 426. 5. Right of Way to Shelby County as recorded in Deed Book 167, Page 357. 6. An easement of unknown width along the Easterly lot line and a 15 foot easement along the Southerly lot line, as shown by the recorded map.

THE GRANTOR HEREIN, ARCHIE BURTON, DOES HEREBY RESERVE UNTO HIMSELF AN UNRESTRICTED LIFE ESTATE IN AND TO THE PROPERTY DESCRIBED IN THIS DEED, INCLUDING THE ABSOLUTE RIGHT TO USE SAID PROPERTY AS HE MAY DEEM PROPER FOR AND DURING THE ENTIRE TERM OF HIS LIFE.

THE HEREIN DESCRIBED REAL PROPERTY IS ALSO SUBJECT TO A PURCHASE MONEY FIRST MORTGAGE BEARING DATE OF AUGUST 21, 1996, WHICH SAID MORTGAGE IS FOUND OF RECORD IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS INSTRUMENT NUMBER 1996-28140, AND WHICH SAID MORTGAGE THE GRANTEEES HEREIN ASSUME AND AGREE TO PAY, IN FULL.

THE PROPERTY HEREIN CONVEYED IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS WIFE OR ANY MEMBER OF HIS FAMILY.

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TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with the 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 do for myself and for my heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 21st day of August, 1996.

 (SEAL)
Archie Burton

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Archie Burton, whose name 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 21st day of August, 1996.


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1996-28141

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