

This Instrument Prepared by:  
✓ BRUCE A. BURTRAM  
BURTRAM & HENDERSON  
3414 Old Columbiana Road  
Birmingham, AL 35226

Send Tax Notice to:  
GARY S. DILMORE  
c/o THE DILMORE GROUP  
586 Shades Crest Road  
Birmingham, AL 35226

**WARRANTY DEED, Joint Tenants with Right of Survivorship**

**State of Alabama )**

**KNOW ALL MEN BY THESE PRESENTS,**

**Jefferson County )**

That in consideration of Eleven Thousand and no/100s, (\$11,000.00) Dollars, plus execution of the below described mortgage, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged. I, or we, BRUCE A. BURTRAM and wife, SANDRA D. BURTRAM, (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GARY S. DILMORE, and wife, JOAN F. DILMORE, (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

The North one-half of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 2 West, and the South one-half of NW 1/4 of NW 1/4 of NE 1/4 of Section 2, Township 21 South, Range 2 West; less and except the following described property:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of Section 2, Township 24 South, Range 2 West for the point of beginning; thence run south on the east quarter-quarter line for 664.18 feet; thence turn right 93 deg. 31'05" for 459.92 feet; thence turn right 86 deg. 28'45" for 663.65 feet to the north quarter-quarter line; thence turn right 93 deg. 27'15" and along said quarter-quarter line for 459.92 feet to the point of beginning. Contains 7.0 acres.

Subject to:

1. Ad Valorem taxes for the current tax year which grantees assume and agree to pay.
2. Restrictive covenants and conditions recorded in Deed Book 204, Page 206, and amended in Deed Book 226, Page 619, and Deed Book 252, Page 767 in Probate Office of Shelby County, Alabama.
3. Right of way granted to L & N Railroad Company in Deed Book 19, Page 308, in Probate Office.
4. Easements granted to Alabama Power Company recorded in Deed Book 131, Page 419; Deed book 136, Page 464 and Deed Book 207, Page 235, in Probate Office.
5. Rights regarding construction of a dam, water flow rights, and rights pertaining thereto as set out in agreement between L. T. Bounds and Upsons, recorded in Volume 200, Page 207 in Probate Office.
6. All rights outstanding, conditions, limitations, and restrictions arising out of instrument headed "Easement running with land" and agreement between L. T. Bounds and Green Valley, Inc., recorded in Vol. 200, Page 269 in Probate Office.
7. Mineral and mining rights and privileges belonging thereto which were not heretofore owned by Green Valley, Inc.
8. Easements, restrictions, and rights of way of record.
9. A Nine Thousand and no/100s (\$9,000.00) Dollars, purchase money mortgage of even date given by the GRANTEES to the GRANTORS this date.

TO HAVE AND TO HOLD unto the said GRANTEES, as joint tenants, with right of survivor ship, their heirs and assigns, forever; its 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 do for myself and for my heirs, executors, and administrators covenant with the said 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 21<sup>st</sup> day of Aug., 1997.

Bruce A. Burtram  
BRUCE A. BURTRAM

Sandra D. Burtram  
SANDRA D. BURTRAM

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that BRUCE A. BURTRAM and wife, SANDRA D. BURTRAM, 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 official seal this 21<sup>st</sup> day of Aug., 1997.

[Signature]  
NOTARY PUBLIC

Affix Seal

Inst # 1997-26979

08/22/1997  
03:20 PM  
001 REC  
10:30  
NOTARY PUBLIC JUDGE OF PROBATE