

This Instrument Prepared by:

Send Tax Notice to:

Bruce A. Burttram
BURTTRAM & HENDERSON
3414 Old Columbiana Road
Birmingham, AL 35226

David C. Burttram
3256 HWY. 26
ALABASTER, aL. 35007

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama)
Jefferson County)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100s(\$1.00) Dollar, and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, BRUCE A. BURTTRAM, and H. DYAR BURTTRAM, JR., (herein referred to as Grantors) do grant, bargain, sell and convey unto DAVID C. BURTTRAM and wife, LYNN G. BURTTRAM, (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE DESCRIPTION OF TWO PARCELS ON REVERSE.

Subject to:

- 1. Ad Valorem taxes for the current tax year which grantees assume and agree to pay.

THE GRANTORS and DAVID C. BURTTRAM are the surviving sons of VIRGINIA F. BURTTRAM, DECEASED, and are the residuary beneficiaries pursuant to her Last Will and Testament filed for Probate in Case Number: 153549, Jefferson County, Alabama. The property being conveyed to the GRANTEES is not the homestead of either the Grantors nor the Grantee, DAVID C. BURTTRAM, nor has it ever been. Also, simultaneous with the execution of this Deed is the execution of a Deed from the Executor of the Estate of VIRGINIA F. BURTTRAM, DECEASED, to the Grantees.

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 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 22nd day of Oct, 1997.

Bruce A. Burttram
BRUCE A. BURTTRAM

H. Dyar Burttram, Jr.
H. DYAR BURTTRAM, JR.
Inst # 1997-35785

11/03/1997-35785
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
902 NCS 12.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that BRUCE A. BURTTRAM, and H. DYAR BURTTRAM, JR., 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 22nd day of Oct, 1997.

Jacqueline S. Clark
NOTARY PUBLIC
Affix Seal

Inst # 1997-35785

BRUCE A. BURTRAM and H. DYAR BURTRAM TO DAVID C. BURTRAM and wife, LYNN C. BURTRAM

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 2 West for the point of beginning; thence run south on the quarter-quarter line for 200.0 feet; thence turn right 136°44'37" for 291.32 feet to the south quarter-quarter line; thence turn left 43°15'23" and along said quarter-quarter line for 958.83 feet; thence turn right 42°34'54" for 294.52 feet to the west quarter-quarter line; thence turn right 42°34'55" and along said quarter-quarter section line for 1099.95 feet to the northwest corner of said quarter-quarter line for thence turn right 93°44'41" and along the north quarter-quarter line for 424.69 feet; thence turn right 86°24'55" for 834.18 feet; thence turn left 90°00'00" for 427.23 feet; thence turn right 47°20'17" for 747.93 feet to the point of beginning. Contains 20.4 acres.

AND

Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 2 West for the point of beginning; thence run south on the quarter-quarter line for 355.50 feet; thence turn left 144°51'54" for 11.82 feet; thence turn right 3°49'57" for 87.56 feet; thence turn right 14°19'19" for 26.64 feet; thence turn left 16°48'38" for 47.53 feet; thence turn left 70°10'39" for 15.96 feet; thence turn right 30°48'51" for 30.20 feet; thence turn right 47°21'12" for 68.20 feet; thence turn left 88°14'55" for 181.72 feet to the point of beginning.

11/03/1997-35785
 11:18 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 12.00