

This Instrument Prepared by:

Send Tax Notice to:

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

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3414 Old Columbiana 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 One and no/100s(\$1.00) Dollar, and other good and valuable consideration to the undersigned grantor in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, I, BRUCE A. BURTTRAM, Executor of the Estate of VIRGINIA F. BURTTRAM, DECEASED, (herein referred to as Grantor) do grant, bargain, sell and convey unto BRUCE A. BURTTRAM and wife, SANDRA D. BURTTRAM, (herein referred to as GRANTEEES) 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.

THIS Deed is executed by the Executor of the Estate of VIRGINIA F. BURTTRAM (Jefferson County Probate Case Number: 153549) pursuant to the power of sale contained in the Last Will and Testament of VIRGINIA F. BURTTRAM, dated December 22, 1982, which was admitted to Probate on October 23, 1995.

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 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22<sup>nd</sup> day of Oct., 1997.

ESTATE OF VIRGINIA F. BURTTRAM,  
DECEASED

BY: Bruce A. Burttram  
ITS EXECUTOR

STATE OF ALABAMA )  
JEFFERSON COUNTY )

11/03/1997-35786  
11:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCJ 12.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that BRUCE A. BURTTRAM, the Executor of the ESTATE OF VIRGINIA F. BURTTRAM, DECEASED, 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 22<sup>nd</sup> day of Oct., 1997.

Jacqueline S. Park  
NOTARY PUBLIC

Affix Seal

Inst. # 1997-35786

THE ESTATE OF VIRGINIA F. BURTRAM TO BRUCE A. BURTRAM AND WIFE, SANDRA D. 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 east on the quarter-quarter line for 250.0 feet; thence turn left 137°20'18" for 367.68 feet to the east quarter-quarter line; thence turn right 42°39'43" and along said quarter-quarter line for 825.66 feet; thence turn left 43°12'28" for 364.44 feet to the north quarter-quarter line; thence turn left 43°12'27" and along said quarter-quarter line for 685.91 feet; thence turn left 93°35'05" 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 east on the quarter-quarter line for 234.36 feet; thence turn right 129°09'32" for 147.23 feet; thence turn right 89°45'35" for 181.72 feet to the point of beginning.

Inst # 1997-35786

11/03/1997-35786  
11:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCO 12.00