

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

Inst # 1998-15963

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

05/04/1998-15963
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR. SNA 12.50

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Thousand Three Hundred Dollars and 00/100 (\$1,300.00), the receipt and sufficiency of which are hereby acknowledged, that **J. A. COLEMAN and DONNA C. BRANTLEY, a father and daughter**, hereinafter called "**SELLER**," do hereby GRANT, BARGAIN, SELL AND CONVEY unto **R. PAUL BURCHAM or PATRICIA BURCHAM, a married couple**, hereinafter called the "**BUYERS**," for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

From the Southeast corner of the Northwest one-fourth of the Northwest one-fourth (NW1/4-NW1/4) of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama, proceed North (assumed Bearing) along the East boundary of said NW1/4-NW1/4 a distance of 82.33 feet to the POINT OF BEGINNING of herein described parcel of land; thence proceed North 80 degrees 10' West a distance of 251.03 feet to a point on the Easterly right-of-way boundary of Alabama Highway No. 25, said point being on a curve of said highway; thence proceed South 24 degrees 33' West for a chord distance of 94.0 feet to a point on the Easterly boundary of said highway; thence proceed North 81 degrees 32' E for a distance of 290 feet, more or less, to the POINT OF BEGINNING of herein described parcel of land, containing 0.26 acres.

The above described parcel of land is located in the NW1/4 of the NW1/4 of Section 13, Township 22 South, Range 2 West, Shelby County, Alabama.

Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the BUYERS herein and this deed was prepared without the benefit of a title search.

TO HAVE AND TO HOLD to the said BUYERS in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYERS and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises;

that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYERS and the heirs and assigns of the BUYERS forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 25th day of April, 1998, at Shelby County, Alabama.

J. A. Coleman
J. A. COLEMAN
SELLER

Donna C. Brantley
DONNA C. BRANTLEY
SELLER

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STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.50

I, Linda McDonald, a Notary Public for the State at Large, hereby certify that J. A. COLEMAN and DONNA C. BRANTLEY, a father and daughter, SELLERS, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

25th GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 25th day of April, 1998.

Linda J. McDonald
NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES AUGUST 28, 2000

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

Closing did not occur in
the office of the
preparer.

Burcham
14014 Hwy 25
Calera, 35040