

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100----- and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein Raymond King and wife, Brenda King

Inst # 1998-20156 DOLLARS

herein referred to as grantors) do grant, bargain, sell and convey unto

Gary Wayne Burns, Sr. and Mary Nell Lee Burns

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

ALL OF OUR UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

Commence at the southwest corner of the southwest quarter of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, and run thence northerly along the west line of said quarter a distance of 1,311.80 feet to a point; thence turn 89 deg. 26 min. 20 sec. right and run easterly 1,985.27 feet to the point of beginning of the property, Parcel 2, being described; thence continue along last described course 655.97 feet to a point; thence turn 87 deg. 23 min. 30 sec. left and run northerly 662.27 feet to a point; thence turn 92 deg. 06 min. 10 sec. left and run westerly 660.00 feet to a point; thence turn 88 deg. 15 min. 47 sec. left and run southerly 667.92 feet to the point of beginning, containing 10.045 acres. LESS AND EXCEPT 1.01 acres previously conveyed to GRANTEES.

GRANTEES' ADDRESS:

P.O. Box 206  
Columbiana, AL 35051

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, WE have hereunto set OUR hands(s) and seal(s), this 2<sup>nd</sup> day of April, 19 98.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Raymond King (Seal)  
Brenda King (Seal)  
Brenda King (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond King and wife, Brenda King whose name 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 2<sup>nd</sup> day of March April, A. D., 19 98

Inst # 1998-20156 Harrison

Notary Public.

Form 31-A

06/02/1998-20156  
11:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 9.50