

Document Prepared By:  
Todd H. Barksdale, LLC  
13 Office Park Circle, Ste 19  
Birmingham, AL 35223

Send Tax Notice:  
Randy R. Burns  
136 Pebble Drive  
Alabaster, AL 35007

Inst # 1998-51517

**GENERAL WARRANTY DEED-JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA  
COUNTY OF SHELBY

THAT IN CONSIDERATION OF Five Hundred and No/100 Dollars (\$500.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, We or I, Randy R. burns, married

(Herein referred to as GRANTOR(S)) grant, sell, bargain, convey and transfer to  
Karen Denise Burns and her husband, Randy R. Burns

(Herein referred to as GRANTEE(S)), for and during their joint lives as joint tenants 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:

Lot 16-A, according to the Amended Map of Shalimar Point, as recorded in Map Book 15, page 42, in the Office of the Judge o Probate of SHELBY County, Alabama.

Subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.


\$NONE of the above-recited consideration has been paid with the proceeds of a purchase money mortgage executed herewith.

TO HAVE AND TO HOLD to the said GRANTEE(S) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR(S) does for him/herself, his/her heirs, successors and assigns, covenant with said GRANTEE(S), his/her successors and assigns, that GRANTOR(S) is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid, and that he/she will and his/her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) has hereto set his signature this the 4th day of December, 1998.

GRANTOR(S):

 (Seal)  
Randy R. Burns

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Todd H. Barksdale, a Notary Public for said state and county, hereby certify that Randy R. Burns whose name(s) is/are signed to the foregoing conveyance, and who is/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 this 4th day of December, 1998.

My commission expires: 2/20/01

  
Notary Public

12/28/1998-51517  
10:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 9.00