

SEND TAX NOTICE TO:

A. R. Burroughs

(Name) Olivia Burroughs

~~100 Oliver Street~~ 3414 Highway 3150

(Address) Pelham, AL 35124

This instrument was prepared by

(Name) Holliman, Shockley & Kelly

2491 Pelham Parkway

(Address) Pelham, AL 35124

Form 1-1-5 Rev. 5/92

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty-Nine Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Clifford A. Lowe, a single person

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

A. R. Burroughs and Olivia Burroughs

(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 EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 55,200.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-00281

01/04/1999-00281  
03:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CM 23.00

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 (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, I have hereunto set my hand(s) and seal(s), this 31st

day of December, 19 98.

WITNESS:

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

Clifford A. Lowe (Seal)  
Clifford A. Lowe

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

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

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

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

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Clifford A. Lowe, a single person 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 31st day of December, A. D. 19 98

John Holliman  
3-12-2001

Notary Public

**EXHIBIT "A"**

**A parcel of land in the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:**

**Parcel I**

**Begin at the NE corner of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; thence South along said 1/4 1/4 Section line for a distance of 677.69 feet to the point of beginning; thence continue along last described course for a distance of 15.00 feet to the NE corner of Lot 10, Pope Subdivision of Shady Grove as recorded in Map Book 4 page 32, Shelby County, Alabama; thence turn an angle to the right of 90 deg. 48 min. and run along the North line of Lots 10 and 9 for a distance of 602.42 feet to the NW corner of Lot 9; thence turn an angle to the right of 90 deg. 00 min. for a distance of 15.00 feet to the center line of Pope Road; thence turn an angle to the left of 90 deg. 00 min. and run along the center line of Pope Road for a distance of 154.03 feet to a point on the South right of way of a road; thence turn angle to the right of 137 deg. 48 min. and run along said right of way for a distance of 167.48 feet; thence turn an angle to the right of 72 deg. 00 min. for a distance of 196.12 feet; thence turn an angle to the right of 60 deg. 12 min. for a distance of 15.00 feet to the center line of Pope Road; thence turn an angle to the left of 90 deg. 00 min. for a distance of 462.21 feet to the point of beginning; being situated in Shelby County, Alabama.**

**Parcel II**

**Lots 9 and 10, Block 1, according to the Map of Pope's Subdivision of Shady Grove, as recorded in Map Book 4 page 32 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Mineral and mining rights excepted**

**Inst # 1999-00281**

**01/04/1999-00281  
03:26 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 25.00**