

Value \$120,900

Tax \$121  
Fees 11  
\$132

**This Instrument Prepared By:**

F. Wade Steed, Esq.  
Dempsey, Steed, Stewart & Kever, P.C.  
100 RiverPoint Corporate Center, Suite 205  
Birmingham, Alabama 35243

**Tax Notice To Be Sent To:**

Mr. John Reid Giles, Jr.  
1050 Mountain Oaks Dr.  
Birmingham, AL 35226

**STATE OF ALABAMA     )**  
**SHELBY COUNTY        )**

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One Hundred and No/100 Dollars (\$100.00) and other good and valuable considerations to the undersigned, **KEVIN L. BURKS AND WIFE, JANET M. BURKS** (hereinafter collectively referred to as the "Grantor"), in hand paid by **JOHN REID GILES, JR. AND WIFE, DE ANN GILES** (hereinafter collectively referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 40, according to the Survey of Dearing Downs, 12<sup>th</sup> Addition, 2<sup>nd</sup> Phase, as recorded in Map Book 16, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. 1999 ad valorem taxes, a lien but not yet due and payable.
2. Any and all mineral and mining rights not owned by the Grantor.
3. All restrictions, agreements, rights of way, easements and covenants of record.

**TO HAVE AND TO HOLD** unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereto set its hand and seal on this the 29<sup>th</sup> day of December, 1998.



KEVIN L. BURKS: Grantor



JANET M. BURKS: Grantor

Inst # 1999-00519

01/06/1999-00519  
08:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 132.00

STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN L. BURKS AND JANET M. BURKS, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 29<sup>th</sup> day of December, 1998.

*Sheryl M. Childers*

NOTARY PUBLIC

My Commission Expires: 6/24/2000

M:\CLIENTS\Giles\Burks\Giles War Deed.wpd

Inst # 1999-00519

2 01/06/1999-00519  
08:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 132.00