

(Name) Bryan Keith Burnett and
Carmel Suzette Jones Burnett
(Address) 1010 Highway 32
Columbiana, AL 35051

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, AL 35051

Form 1-14 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

01/21/99
01:47 PM
SHELBY COUNTY JUDGE OF PROBATE
9.00

That in consideration of LOVE AND AFFECTION and ONE & NO/100 (01.00) DOLLARS

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

James Robert Burnett and wife, Patricia Ann Burnett

(herein referred to as grantors) do grant, bargain, sell and convey unto our son and daughter-in-law,

Bryan Keith Burnett and wife, Carmel Suzette Jones Burnett

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

Shelby

County, Alabama to-wit:

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 12, Township 20 South, Range 1 West, and being more particularly described as follows:

Commence at the accepted Northwest corner of the said Southeast Quarter of the Northwest Quarter of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, said corner being a railroad spike located in the pavement of Shelby County Road #32 (Pumpkin Swamp Road); thence run South along the West line of said Section 12 a distance of 46.41 feet to a point on the South right-of-way line of said County Road 32, said point being the Point of Beginning of the parcel herein described; thence continue along the last described course a distance of 557.55 feet to a point; thence turn left 98 degrees 09 minutes 11 seconds and run Northeasterly a distance of 201.05 feet to a point; thence turn left 61 degrees 56 minutes 00 seconds and run Northeasterly a distance of 338.66 feet to a point on the South right-of-way line of said County Road 32; thence turn left 76 degrees 05 minutes 31 seconds and run Northwesterly along the said South right-of-way line of County Road 32 a distance of 378.40 feet to the Point of Beginning; said parcel containing 2.70 acres, more or less, and being subject to any and all easements of record.

According to the survey of Robert D. Shaw, PE/LS #13002, dated December 3, 1998.

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, we have hereunto set our hand(s) and seal(s), this 11th

day of January, 19 99

WITNESS:

(Seal)

(Seal)

(Seal)

James Robert Burnett
(James Robert Burnett) (Seal)

Patricia Ann Burnett
(Patricia Ann Burnett) (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Robert Burnett and wife, Patricia Ann Burnett whose name s are 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 11th day of January, A. D., 19 99

Paula Head

Notary Public.