

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) R. Christopher Battles
(Address) 3150 Hwy 52, West
Pelham, AL 35124

Send Tax Notice to:

(Name) Scott D. Burns
(Address) 144 Fairview Lane
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eleven Thousand Nine Hundred & 00/100---(\$111,900.00) DOLLARS

to the undersigned grantor D & L Homes, Inc. a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Sharon Chumney Burns and Scott D. 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:

Lot 12, according to the Survey of Fairview Subdivision, recorded in Map Book 22, Page 135 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$110,985.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1999-18676

05/05/1999-18676
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 9.30

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Doug Thompson President, who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 30th day of April, 19 99.

ATTEST:

Secretary

By Doug Thompson President

STATE OF ALABAMA

Shelby County }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doug Thompson, whose name as President of D & L Homes, Inc., a corporation, 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), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 30th day of April, A.D., 1999

225-200

My Commission Expires:

[Signature]
Notary Public