

Inst # 1999-21137

This Instrument Prepared By:

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Send Tax Notice To:

Timothy B. Holdbrooks  
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STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED--JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand Dollars and No Cents (\$5,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that We, JACQUELINE ALBRIGHT BURNETT and her husband, THOMAS B. BURNETT, who executes this deed to transfer any and all interest or title, either by statutory provisions or by the common law, that he may have acquired as the spouse of Jacqueline Albright Burnett, hereinafter referred to as the "GRANTORS", do hereby grant, bargain, sell and convey unto TIMOTHY BRYAN HOLDBROOKS and his wife, JACQUELINE MICHELLE B. HOLDBROOKS, hereinafter referred to as the "GRANTEES", for and during their joint lives 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 being a portion of the land situated in Section 6, Township 22 South, Range 2 West, Shelby County, Alabama and more particularly described as follows:

Commence at the N.W. corner of the N.W. 1/4, of the N.W. 1/4, Section 6, Township 22 South, Range 2 West, said point being the point of beginning; thence run north 89° 24' 00" east and along the quarter (1/4) line of said quarter (1/4) for

05/19/99  
SHELBY COUNTY JUDGE OF PROBATE  
21.00  
CERTIFIED  
WMS

a distance of 260.0' feet to an iron pin; thence run south 4°50'04" east for a distance of 419.44' feet to an iron pin; thence run south 89°24'00" west for a distance of 260.0' feet to an iron pin; thence run north 4°50'04" west for a distance of 419.44' feet to the point of beginning and containing 2.5 acres more or less as shown in that certain Warranty Deed executed on April 28, 1995, and duly filed and recorded on May 2, 1995 at INST # 1995-11399, in the Office of the Probate Judge of Shelby County, Alabama.

SUBJECT TO: Ad valorem taxes for the current tax year, easements other than set out above, rights-of-way and restrictions of record affecting said property. The GRANTORS, their heirs and assigns warrant and covenant access to the above described property via a twenty (20) foot easement reserved to them by their previous Grantor in INST # 1995-11399 over and across the real property shown in that certain Warranty Deed duly recorded at INST # 1992-13706 in the Office of the Probate Judge of Shelby County, Alabama.

Further, the Grantor, Thomas B. Burnett warrants and covenants with the Grantees herein that he executes this deed so as to transfer to said Grantees any and all rights or title he may have acquired in said property hereinabove described by any statutory provisions or by common law resulting from my marriage to the Grantor Jacqueline Albright Burnett.

(Title Not Examined)

TO HAVE AND TO HOLD to said GRANTEES, in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The GRANTORS, individually and for their heirs, executors and administrators covenant with the GRANTEES and their heirs, successors and assigns that the GRANTORS are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the GRANTORS have



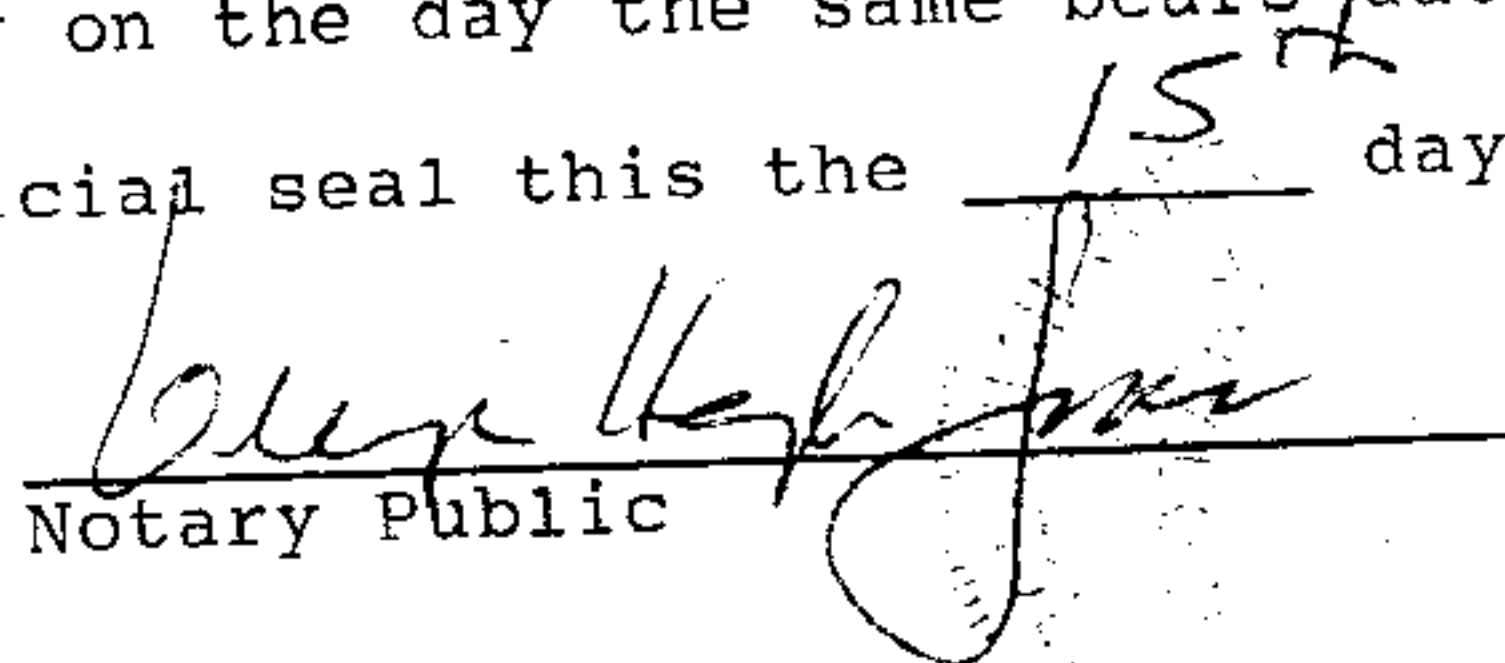
STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said County and in said State or State at Large, hereby certify that THOMAS B. BURNETT, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of said instrument, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of May 1999.

GEORGE HUGH JONES  
Notary Public, Alabama State at Large  
My Commission Expires February 25, 2001

  
Notary Public

My Commission Expires:

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02:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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