

Send Tax Notice To:
Brandon Burns
3263 North Broken Bow Drive
Birmingham, Alabama 35242

This instrument was prepared by:
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P. O. Box 380275
Birmingham, AL 35238

Inst # 1999-36690

09/01/1999-36690
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
26.50
003 HNS

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Forty Nine Thousand Dollars (\$149,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **CHRISTOPHER W. DICKERSON AND HIS WIFE, ERIN J. DICKERSON** in referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **BRANDON BURNS, AN UNMARRIED MAN** (herein referred to as Grantees, whether one or more), in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 20, according to the Survey of Broken Bow, 5th Addition, as recorded in Map Book 9, Page 13, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes, assessments or dues from the local district for the year 1999, and subsequent years.
2. Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.
3. Reservation of mineral and mining rights in the instrument recorded in Deed Book 154, together with the appurtenant rights to use the surface.
4. Easements to South Central Bell as recorded in Deed Book 353, Page 802.
5. Covenants, conditions, and as set forth in instrument document recorded in Misc. Book 57, Page 201.
6. With the exception of coal, oil, gas, and other mineral interests in, to or under the land herein described.

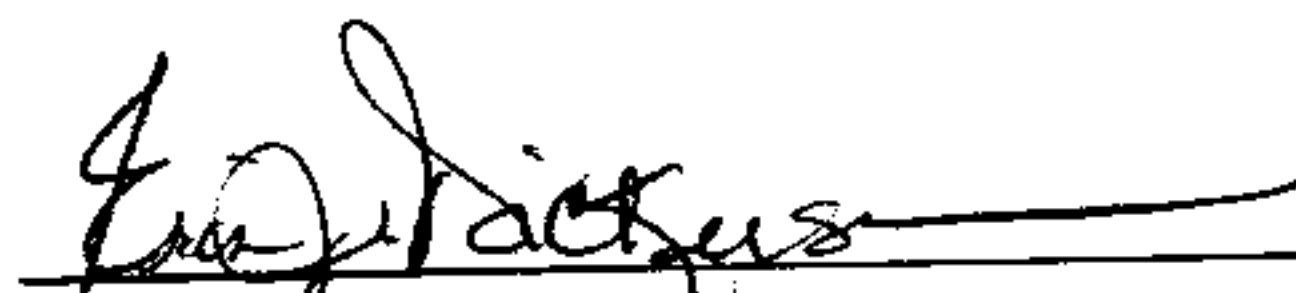
NOTE: \$136,451.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE FILED SIMULTANEOUSLY HEREWITH.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27 day of August, 1999.


Christopher W. Dickerson



Erin J. Dickerson

Louisiana
STATE OF ~~ALABAMA~~
East Baton Rouge Parish
COUNTY OF ~~SHELBY~~

Parish

I, the undersigned, a Notary Public in and for said ~~County~~ in said State, hereby certify that Erin J. Dickerson, 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, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 27th day of August, 1999.


Notary Public
My commission expires: at death

STATE OF LOUISIANA)

EAST BATON ROUGE PARISH)

I, the undersigned, a Notary Public in and for said Parish in said State, hereby certify that Christopher W. Dickerson, 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 date the same bears date.

Given under my hand and official seal, this the 27th day of August, 1999.

Elizabeth W. Guerry
Notary Public
My commission expires: at death

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