

SEND TAX NOTICE TO:

Daniel S. Burk

(Name) Andrea S. Burk

1682 Highway 1

(Address) Bessemer, AL 35022

This instrument was prepared by

(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway

(Address) Pelham, AL 35124

Form 1-1-9 Rev. 1/98

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Seventy Thousand and no/100-----DOLLARS

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

Gregg R. Jackson, a married person

(herein referred to as grantors) do grant, bargain, sell and convey unto

Daniel S. Burk and Andrea S. Burk

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

Shelby

County, Alabama to-wit:

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 230,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The property being conveyed herein does not constitute the homestead of the grantor or his spouse.

Inst # 1999-42167

10/12/1999-42167  
08:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 51.00

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, I/we have hereunto set my/our hand(s) and seal(s), this 29th day of September, 19 99.

WITNESS:

(Seal)  
(Seal)  
(Seal)

(Seal)  
Gregg R. Jackson  
(Seal)  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gregg R. Jackson, a married person whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, A.D. 19 99

3-12-2001

Notary Public

EXHIBIT "A"

Lot 2-A of a resurvey of Lot 1-A of a resurvey of Lot 1 of South Cove First Sector, as recorded in Map Book 16, Page 11 and a resurvey of Lot 2 of South Cove First Sector, as recorded in Map Book 15, Page 48, Shelby County, Alabama, as recorded in Map Book 24, Page 142 in the office of the Judge of Probate, Shelby County, Alabama.

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