

This instrument was prepared by

Send Tax Notice To: Donna Buchanan Burns
name 108 Pemberton Place
Pelham, Al. 35124
address

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred thirty thousand and no/100 (\$330,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,
Daniel F. Jones and his wife Cassie M. Jones

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

Donna Buchanan-Burns and Robin H. 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 164, according to the Survey of Weatherly, Sector 2, Phase 2, as recorded in Map Book 14, Page 73 A,B, and C, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$165,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1999-51199

12/20/1999-51199
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 173.50

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 our hand(s) and seal(s), this 15 day of December, 19 99

WITNESS

(Seal)

(Seal)

(Seal)
Daniel F. Jones (Seal)
DANIEL F. JONES
Cassie M. Jones (Seal)
CASSIE M. JONES

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel F. Jones & his wife Cassie M. Jones whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of December A. D. 19 99

Patricia K. Martin
Notary Public