

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
NAME: B. CHRISTOPHER BATTLES
ADDRESS: 3150 HIGHWAY 52 WEST
PELHAM, ALABAMA 35124

SEND TAX NOTICE TO:
NAME: Ralph Burke
ADDRESS: 170 Melton Street
Montevallo, Alabama 35115

**THE STATE OF ALABAMA
SHELBY COUNTY**

Know All Men by These Presents: That in consideration of **Seventy six thousand dollars (\$76,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Phillip Wayne Davis DBA Wayne Davis Construction Co.**, married (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ralph Burke and Rachel Burke** (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

See attached Exhibit "A".

Mineral and mining rights excepted.

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

\$68,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

The above mentioned property is not the homestead of the grantor nor his spouse.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or 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 19th day of December, 2000

Witness

Witness

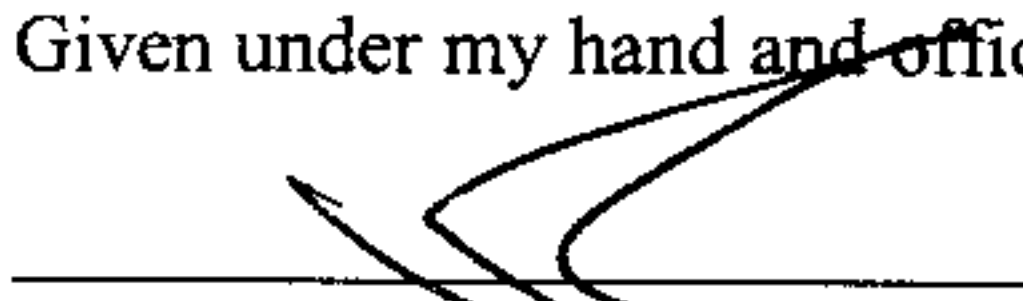
**STATE OF ALABAMA
SHELBY COUNTY**

 (Seal)
PHILLIP WAYNE DAVIS
DBA WAYNE DAVIS CONSTRUCTION Co.

(Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Phillip Wayne Davis DBA Wayne Davis Construction Co.**, whose name(s) 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 19th day of December, 2000



NOTARY PUBLIC
B. CHRISTOPHER BATTLES
MY COMMISSION EXPIRES: 2-25-2001

Inst # 2001-00521
01/05/2001-00521
12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMB 22.00

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW ¼ of the NE ¼ of Section 3, Township 24 N, Range 12 East, more particularly described as follows: Commence at the Northeast corner of a lot heretofore sold to W. F. Fullman and the West right of way line of East Melton Street and run north along said right of way line for 250 feet to the point of beginning; thence continue along the last stated course for 129.16 feet to a point; thence turn 82 degrees 53 minutes to the left in a Westerly direction for 145.36 feet to a point; thence turn 97 degrees 07 minutes to the left in a Southerly direction for 150.58 feet to a point; thence turn 91 degrees 21 minutes 10 seconds to the left and run in an Easterly direction for 144.28 feet to the point of beginning.

Inst # 2001-00521

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