

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

Send tax notice to:
Raymond C. Shackleford and Sue D. Shackleford
Kinta M. Parker and Lee E. Shackleford
1441 Highway 277
Helena, Alabama 35080

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred thirty four thousand nine hundred and no/100 (\$234,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Marvin Burnett and Charlotte Burnett, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Raymond C. Shackleford and Sue D. Shackleford and Kinta M. Parker and Lee E. Shackleford** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Inst # 2001-12919

See attached Exhibit "A"

Mineral and mining rights excepted.

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

\$154,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 30th day of March, 2001.

Witness

Marvin Burnett (Seal)
Marvin Burnett

Witness

Charlotte Burnett (Seal)
Charlotte Burnett

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Marvin Burnett and Charlotte Burnett, husband and wife**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2001.

Notary Public
My Commission Expires: 02-25-05

04/06/2001-12919
08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 95.00

EXHIBIT "A"
LEGAL DESCRIPTION

Part of the NE ¼ of the NW ¼ of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows: From the NE corner of said ¼ - ¼ section, run along the section line South 89 degrees 12 minutes 46 seconds West (Alabama West Zone Grid Bearing), 291.99 feet to the Point of Beginning; From said point continue South 89 degrees 12 minutes 46 seconds West, 80.77 feet to the southeasterly right-of-way of Southern Railroad; thence along said right-of-way, South 32 degrees 10 minutes 25 Seconds West, 393.82 feet; thence South 57 degrees 40 minutes 51 seconds East, 40.00 feet; thence South 32 degrees 10 minutes 25 seconds West, 144.66 feet to the centerline of a creek; thence leaving said right-of-way, run along the centerline of said creek, South 44 degrees 09 minutes 36 seconds East, 15.62 feet; thence South 11 degrees 22 minutes 57 seconds East, 56.57 feet; thence North 61 degrees 35 minutes 02 seconds East, 20.47 feet; thence South 75 degrees 10 minutes 33 seconds East, 29.55 feet; thence South 64 degrees 15 minutes 52 seconds East, 87.74 feet; thence South 54 degrees 28 minutes 06 seconds East, 58.68 feet; thence leaving said creek, run South 46 degrees 20 minutes 16 seconds East, 68.61 feet; thence North 43 degrees 34 minutes 40 seconds East, 268.61 feet; thence North 54 degrees 00 minutes 44 seconds East, 63.24 feet; thence North 54 degrees 06 minutes 15 seconds East, 178.53 feet; then North 00 degrees 03 minutes 31 seconds West, 67.71 feet; thence North 48 degrees 32 minutes 19 seconds West, 389.95 feet to the Point of Beginning.

CB
mab

Inst # 2001-12919

04/06/2001-12919

08:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 C31 95.00