



**SEND TAX NOTICE TO:**  
Shanna Burnett and Mark Burnett  
1010 Highway 32  
Columbiana, Alabama 35051

This instrument was prepared by  
**Joe Somma**  
Attorney at Law  
5510 Highway 280  
Birmingham, Alabama 35242

**CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF Shelby**

That in consideration of **THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$37,500.00)**

To the undersigned grantor, **SPRATLIN CONSTRUCTION CO., INC.**, A corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

**Shanna Burnett and husband, Mark Burnett**

(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 4, ACCORDING TO THE SURVEY OF SHADOW OAKS ESTATES, AS RECORDED IN MAP BOOK 29, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to (1) Taxes for the year 2003 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.

This is Lot sale only.

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 said **GRANTOR** does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this July 9, 2003.

SPRATLIN CONSTRUCTION COMPANY, INC.

by *William F. Spratlin*  
**William F. Spratlin**  
Its: President

**STATE OF Alabama**  
**COUNTY OF Shelby**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **William F. Spratlin** whose name as **President**, of **Spratlin Construction Company, Inc.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 9th day of July, 2003.

*Maomi Kemper*  
Notary Public.  
(Seal) *5/28/07*

*0 P 0306 27553 BAO*