

This instrument was prepared by:  
L. Brooks Burdette  
1930 Edwards Lake Rd. Suite 126  
Birmingham, AL 35235

Send Tax Notice To: James Lawley  
394 Highway 22  
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040416000197620 Pg 1/1 16.00  
Shelby Cnty Judge of Probate, AL  
04/16/2004 08:14:00 FILED/CERTIFIED

438/00  
12/00

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

*Five Thousand*

*\$5000.00*

That in consideration of **Five Hundred dollars and Zero cents (\$500.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Jimmy O. Burchfield, a married man**, (herein referred to as grantors) do grant, bargain, sell and convey unto **James Lawley and wife, Cindy Lawley** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Beginning at an iron stake 111 yards South of the Dogwood Public Road, this being the point of beginning; thence running South 50 yards; thence West 34 yards; thence North 50 yards; thence East 34 yards to the point of beginning. Being a part of the Southwest Quarter of the Northwest Quarter, Section 1, township 22 South, Range 4 West, Shelby County, Alabama.**

Also any and all rights obtained via the adverse possession affidavit recorded on 18 October 2000 at Instrument # 2000:36224 in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the grantor or spouse of the grantor.

*All the above purchase was paid by the mortgage filed at the same time.*

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 hands and seals, this 3 day of MARCH, 2004.

\_\_\_\_\_  
(Seal)

*Jimmy O. Burchfield*  
\_\_\_\_\_  
Jimmy O. Burchfield (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

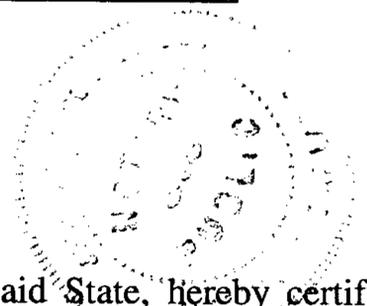
STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, John Michael Aldridge, a Notary Public in and for said County, in said State, hereby certify that **Jimmy O. Burchfield, a married man**, whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 3 day of MARCH, 2004.

Notary Public John Michael Aldridge

*com expires 9/26/07*

*4-96*