

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

GREGORY THOMAS BURK and SHEENA RASHEA BURK

968 KENT DAIRY ROAD

ALABASTER ALABAMA 35007



20040604000298650 Pg 1/1 36.00  
Shelby Cnty Judge of Probate, AL  
06/04/2004 09:57:00 FILED/CERTIFIED

THAT IN CONSIDERATION OF **One Hundred Five Thousand and 00/100 DOLLARS (\$105,000.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,  
we, HERMAN RAY ROLLAN and RUBY B. ROLLAN, A MARRIED COUPLE

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

GREGORY THOMAS BURK and SHEENA RASHEA BURK

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate  
situated in SHELBY County, Alabama to-wit:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY OF SAID SECTION A DISTANCE OF 519.20 FEET MEASURED, (531.46' DEED) TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 26 (80' RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING; THENCE S 89 DEGREES 28 MINUTES 41 SECONDS E, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 157.00 FEET; THENCE S 2 DEGREES 05 MINUTES 51 SECONDS W, LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 219.71 FEET MEASURED, (219.48' MAP); THENCE N 89 DEGREES 25 MINUTES 08 SECONDS W A DISTANCE OF 143.98 FEET; THENCE N 1 DEGREE 18 MINUTES 02 SECONDS W A DISTANCE OF 219.59 FEET TO THE POINT OF BEGINNING.

20 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES:

COMMENCE AT THE NW CORNER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY OF SAID SECTION A DISTANCE OF 519.20 FEET MEASURED (531.46' DEED) TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 26 (80' RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING OF A 20 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, AND LYING 20 FEET TO THE EAST OF AND PARALLEL TO THE WESTERLY BOUNDARY OF SAID EASEMENT; THENCE S 1 DEGREE 18 MINUTES 02 SECONDS E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 219.59 FEET TO THE END OF SAID EASEMENT.

Subject to Easements, Restrictions and rights of way of record.

**80,000.00** of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees GREGORY THOMAS BURK and SHEENA RASHEA BURK 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, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 26<sup>th</sup> day of May, 2004.

WITNESS:

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

Herman Ray Rollan (Seal)

HERMAN RAY ROLLAN

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

Ruby B. Rollan (Seal)

RUBY B. ROLLAN

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED a Notary Public in and for said County, in said State, hereby certify that HERMAN RAY ROLLAN AND RUBY B. ROLLAN, A MARRIED COUPLE 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 the conveyance THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of May A.D., 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-19-07

Shirley L. Parker