20051108000579270 1/2 $49.50
Shelby Cnty Judge of Probate,AL
11/08/2005 10:03:16AM FILED/CERT

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: James R. Burns
name
10422 Highway 41 S
address
Leeds, AL 35094

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- DOLLARS($167,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mike Craft, A Married Man

(herein referred to as grantors) do grant, bargain, sell and convey unto James R. Burns and wife, Kaye T. Burns

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:
See Legal Description on attached Exhibit "A".

Subject to taxes for 2006.
Subject to covenants or restrictions; right of way to Alabama Power Company; building lines, easements, and rights of way, of record.

Grantor makes no warranty of title to coal, oil, gas and other mineral interests in, to or under subject property.

Subject property is not the homestead of the grantor nor his spouse.

$ 132,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 11/08/2005
State of Alabama

Deed Tax:$35.50

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, I have hereunto set my hand(s) and seal(s), this 31st day of October, 2005.

_____ (Seal) Mike Craft (Seal)
Mike Craft

_____ (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Mike Craft, A Married Man whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October A.D., 2005

Larry L. Halcomb
Notary Public
My Commission Expires January 23, 2006

DCAL03W

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EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY #41, 80 FEET R.O.W. AND THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 63 DEGREES 40 MINUTES 12 SECONDS EAST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 440.06 FEET; THENCE SOUTH 30 DEGREES 29 MINUTES 51 SECONDS EAST AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 290.78 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF LAURAL CREEK DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 52 MINUTES 12 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 65 DEGREES 09 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 23.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 23.37 FEET; THENCE SOUTH 67 DEGREES 35 MINUTES 54 SECONDS WEST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 280.18 FEET; THENCE SOUTH 72 DEGREES 21 MINUTES 05 SECONDS WEST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 274.39 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 255.15 FEET TO THE POINT OF BEGINNING.

PER SURVEY BY RANDY W. RICHARDSON, REG. NO. 15153, DATED JANUARY 25, 2005.