

Send Tax Notice To:

RONALD BRYAN BURROUGHS AND UNA BURROUGHS

600 Camp Branch Rd  
Albinston Ala 35007



20051222000660330 1/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
12/22/2005 01:52:12PM FILED/CERT

This instrument was prepared by:

Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

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

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of **TWO HUNDRED SIXTY THOUSAND and NO/00 Dollars (\$260,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**DAVID HOYT FINLEY AND WIFE, DOROTHY T FINLEY**

grant, bargain, sell and convey unto,

**RONALD BRYAN BURROUGHS AND UNA BURROUGHS**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County, Alabama

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$265,119.55** of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 6<sup>TH</sup> day of DECEMBER, 2005.

DAVID HOYT FINLEY

DOROTHY T FINLEY

**STATE OF ALABAMA**

**SHELBY COUNTY**

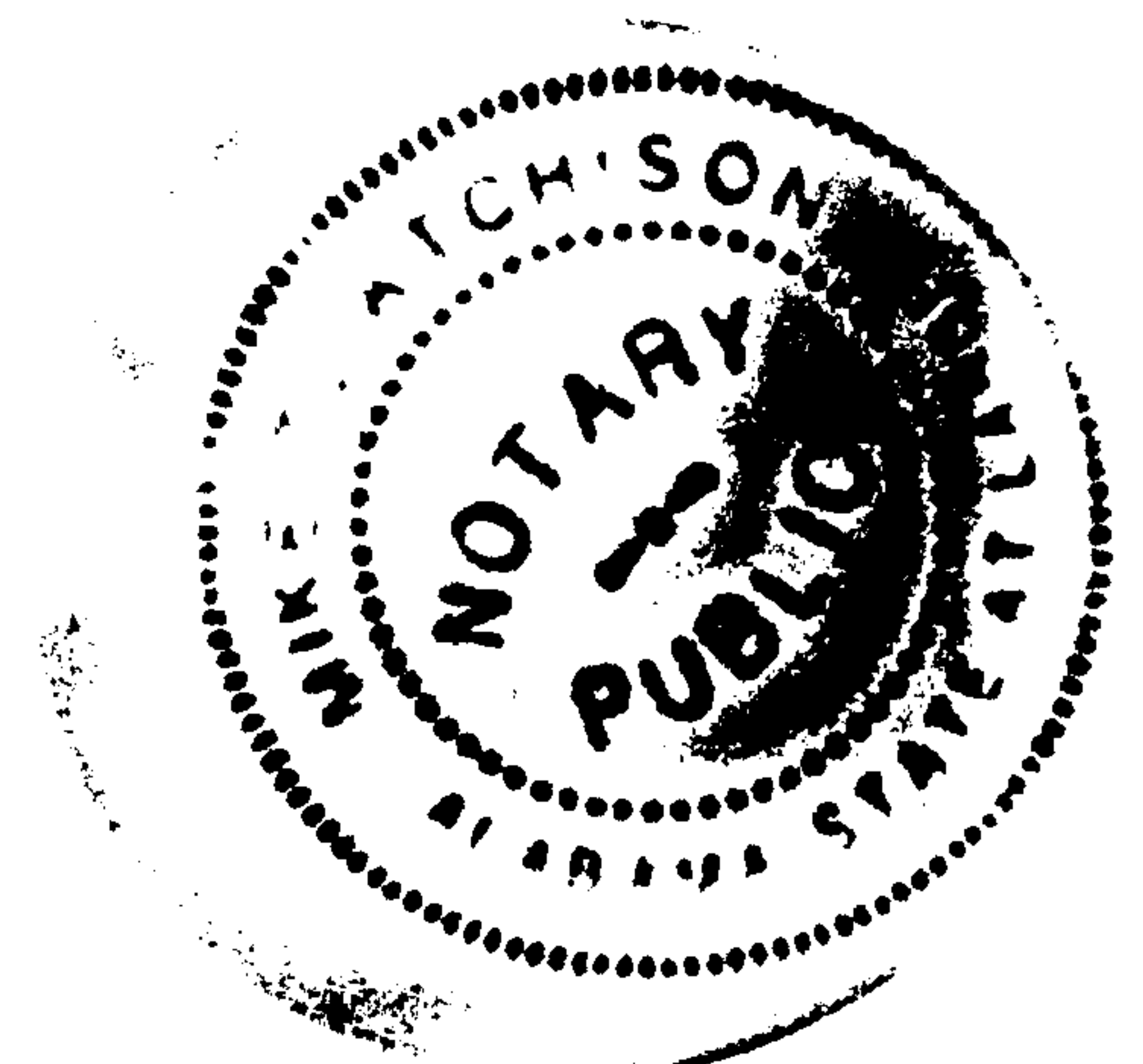
I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that **DAVID HOYT FINLEY AND DOROTHY T FINLEY**

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 6<sup>TH</sup> day of DECEMBER, 2005.

Notary Public

My Commission Expires: 10-16-08





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EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL I:

A tract of land located in the SW 1/4 of the SW 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:  
Begin at the SE corner of the SW 1/4 of the SW 1/4 of Section 9, Township 21 South, Range 2 West; then run West along the South line of said 1/4-1/4 Section for 746.99 feet, more or less, to a point in the center of an unnamed gravel road; then turn an angle of 136 degrees 31 minutes 21 seconds to the right and run Northeasterly along the center line of said road for 250.40 feet to the point of beginning of a tangent curve to the left, said curve being concave Northwesterly and having a central angle of 18 degrees 57 minutes 36 seconds and a radius of 598.36 feet and a radius of 598.86 feet; then continue in a Northeasterly direction along the center line of said road and the arc of said curve for 198.17 feet to the end of said curve; then run Northeasterly on a line tangent to the end of said curve for a distance of 276.42 feet to the point of beginning of a tangent curve to the right, said curve being concave Southeasterly and having a central angle of 24 degrees 52 minutes 03 seconds and a radius of 453.53 feet; then continue in a Northeasterly direction along the center line of said road and the arc of said curve for 196.84 feet to the end of said curve; then run Northeasterly on a line tangent to the end of said curve and along the center line of said road for 209.0 feet, more or less, to its intersection with the East line of said 1/4-1/4 Section; then run Southerly along the East line of said 1/4-1/4 Section for 852.28 feet, more or less, back to the point of beginning.