


This instrument was prepared by:

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

Send Tax Notice to:
Shon Almond
1378 Shelby Forest Ct.
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP


20060605000263520 1/1 \$41.00
Shelby Cnty Judge of Probate, AL
06/05/2006 12:12:02PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Ninety Three dollars and no/100 (\$193,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

DANIEL AND SUSAN BURNS, A MARRIED COUPLE

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

SHON ALMOND AND JENNIFER ATCHISON

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 426, according to the Survey of Shelby Forest Estates, 4th Sector, as recorded in Map Book 26, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2006 and subsequent years, existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

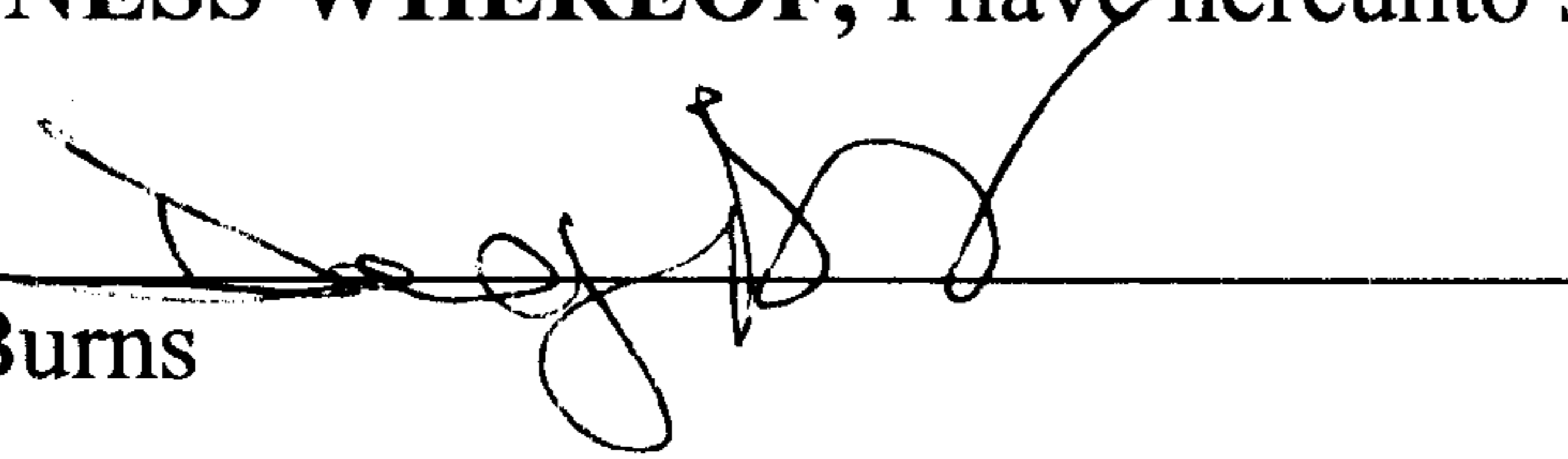
\$163,000.00 of the above recited consideration was paid from a first mortgage recorded simultaneously herewith.

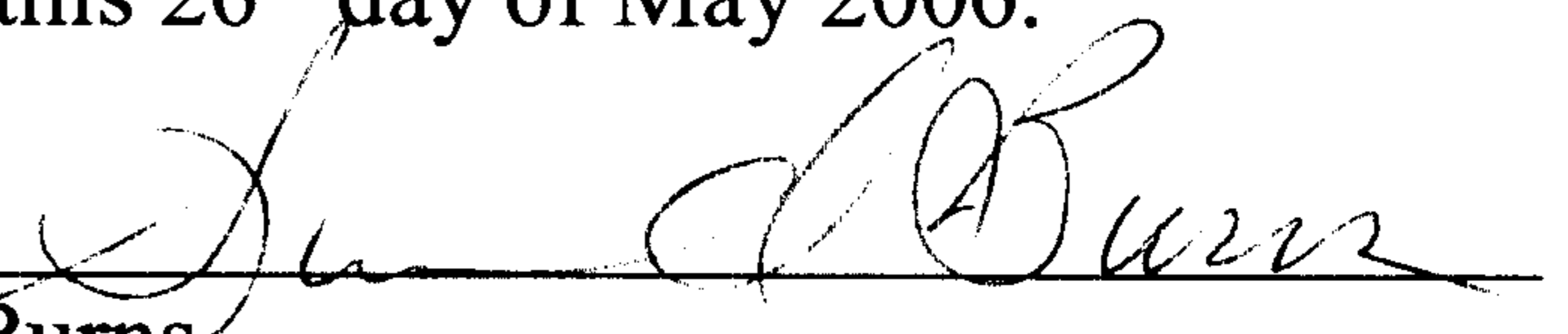
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.

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 26th day of May 2006.


Daniel Burns

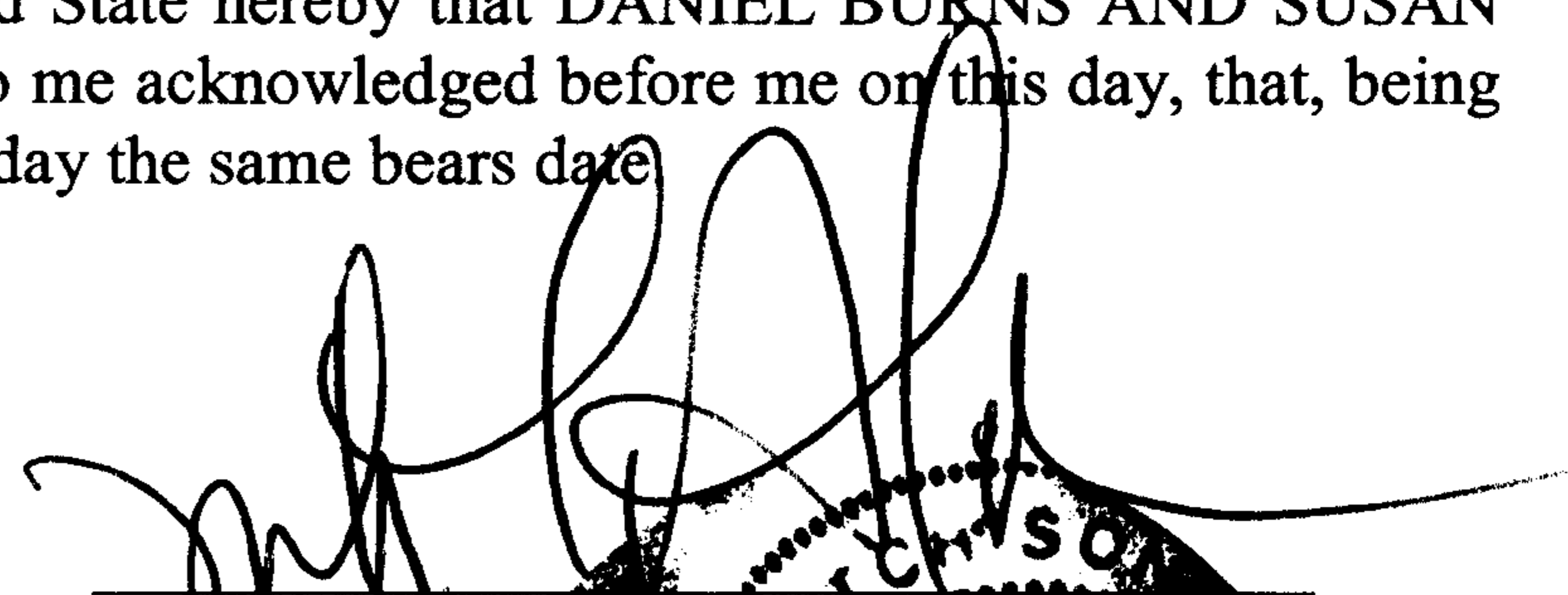

Susan Burns

Shelby County, AL 06/05/2006
State of Alabama
Deed Tax: \$30.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that DANIEL BURNS AND SUSAN BURNS, 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 26TH day of May 2006.


Notary Public
My commission expires: 10-16-16
