Send Tax Notice To:
Louis V. Massie, Jr.
391 Lane Park Trail
Maylene, AL 35114-6090
PID# 235160001019080

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA Shelby COUNTY 20060623000303450 1/2 \$27.00 Shelby Cnty Judge of Probate, AL 06/23/2006 03:03:00PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

Two Hundred Fifty-Two Thousand Five Hundred and 00/100 (\$252,500.00)

Dollars, in hand paid by

Louis V. Massie, Jr. and Sharon B. Massie

hereinafter referred to as GRANTEE (whether one or more), to

## Darla H. Burbank, a married woman

Chris R. Burbank, her husband,

together hereinafter referred to as Grantor (whether one or more), does hereby grant, bargain, sell and convey unto said Grantees, for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 526, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 21, Page 133, in the Probate Office of Shelby County, Alabama.

\$ 239875 of the above recited consideration was paid from the proceeds of a purchase money mortgage loan recorded simultaneously herewith.

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

Subject to Ad Valorem taxes for the year 2006 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

TOGETHER WITH all and singular the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 in and to the property described hereinabove 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, as Grantor, do, for myself and for my successors and assigns covenant with said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/23/2006

State of Alabama

Deed Tax: \$13.00

Beat & asse.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of June, 2006.

Darla H. Burbank

Chris R. Burbank, as Attorney-in-Fact for

Darla H. Burbank

Chris R. Burbank

## STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darla H. Burbank by and through her/his Attorney in Fact, Chris R. Burbank, whose name 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, that he/she, in her/his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of June, 2006.

Notary Public

My Commission Expires: 09/21/06

## STATE OF ALABAMA SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris R. Burbank, whose name 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, that he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20th day of June, 2006.

Notary Public

My Commission Expires: 09/21/06,

THIS INSTRUMENT PREPARED BY:

W. Russell Beals, Jr., Attorney at Law

BEALS & ASSOCIATES, P.C.

4898 Valleydale Road #B-3

Birmingham AL 35242

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