

20070607000266040 1/2 \$51.00
Shelby Cnty Judge of Probate, AL
06/07/2007 12:39:21PM FILED/CERT

This instrument was prepared by
(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Terrance Ackley
name
1735 Mountain Laurel Lane
address
Birmingham, AL 35244-1129

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 EIGHTY FIVE THOUSAND AND NO/100-----
----- DOLLARS (\$185,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
George Burns and wife, Hilda Burns

(herein referred to as grantors) do grant, bargain, sell and convey unto Terrance Ackley and wife, Carol Ackley

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

Lot 49, according to the Survey of Davenports Addition to Riverchase West
Sector 3, as recorded in Map Book 8, page 53, in the Probate office of Shelby
County, Alabama.

Subject to taxes for 2007.
Subject to items on attached Exhibit "A".
Grantors make no Warranty of Title to Coal, Oil, Gas and other Mineral
interests in, to, or under subject property.

\$ 148,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Shelby County, AL 06/07/2007
State of Alabama

Deed Tax: \$37.00

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, we have hereunto set our hand(s) and seal(s), this 31st
day of May, 2007.

_____(Seal)
_____(Seal)
_____(Seal)

George Burns (Seal)
George Burns
Hilda Burns (Seal)
Hilda Burns
_____(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
George Burns and wife, Hilda Burns
whose name(s) 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 31st day of May A.D., 2007

Larry L. Halcomb

Notary Public

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EXHIBIT "A"

Easement for Ingress and egress as shown by recorded Map.

Right of Way granted to Alabama Power Company by instrument recorded in Volume 331, page 204; Misc. Volume 252, page 182; Volume 525, page 184 and Volume 310, page 595 in the Probate Office of Shelby, Alabama.

Restrictions or Covenants appearing of record in Misc. Volume 14, page 536; Volume 328, page 821; Misc. Volume 41, page 257 and amended by Misc. Volume 17, page 550 and Misc. Volume 34, page 549 in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Agreement with Alabama Power Company recorded in Misc. Volume 15, page 401 and Misc. Volume 44, page 127, in the Probate Office of Shelby County, Alabama

Oil, Gas, and Mineral Lease recorded in Volume 127, page 140, in the Probate Office of County, Alabama.

Easement for Alabama Power Company recorded in Volume 331, page 204, in the Probate Office of Shelby County, Alabama.

Party Wall Agreement recorded in Misc. Volume 48, page 454; Misc. Volume 48, page 360; Misc. Volume 44, page 127; Misc. Volume 43, page 559; Misc. Volume 43, page 143; Misc. Volume 55, page 516; Misc. Volume 55, page 916; Misc. Volume 49, page 560; Misc. Volume 49, page 575; Misc. Volume 51, page 450; Misc. Volume 51, page 974; Misc. Volume 52, page 130; Misc. Volume 52, page 744; Misc. Volume 53, page 50; Misc. Volume 53, page 566; Misc. Volume 53, page 913; Misc. Volume 54, page 840 and Misc. Volume 55, page 516, in the Probate Office of Shelby County, Alabama.