



20080623000255810 1/2 \$66.00
Shelby Cnty Judge of Probate, AL
06/23/2008 02:56:43PM FILED/CERT

Send tax notice to:
GREGORY J. POOLE AND ALISA B. POOLE
2353 WOODLAND CIRCLE
BIRMINGHAM, ALABAMA 35242

Shelby County, AL 06/23/2008
State of Alabama

Deed Tax: \$52.00

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **TWO HUNDRED SIXTY THOUSAND AND NO/100 (\$260,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **DEBORAH M. BURTON, AN UNMARRIED INDIVIDUAL** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **GREGORY J. POOLE AND ALISA B. POOLE, HUSBAND AND WIFE** hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$208,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

DEBORAH M. BURTON IS THE SURVIVING GRANTEE OF DEED RECORDED IN INSTRUMENT #1994-28710. THE OTHER GRANTEE, JOHN PAUL BURTON HAVING DIED SEPTEMBER 24, 2006.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

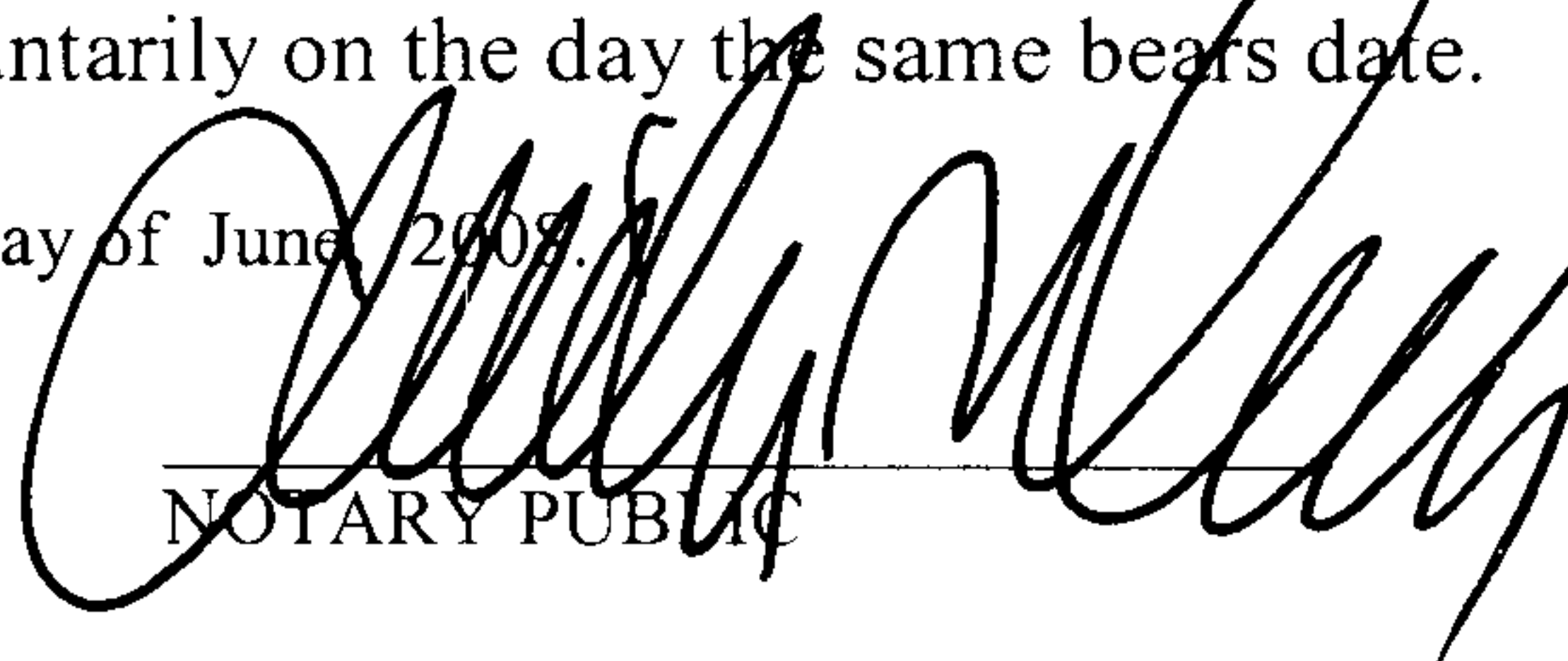
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 13th day of June, 2008.


DEBORAH M. BURTON

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Deborah M. Burton is/are signed to the foregoing conveyance and who is/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 13th day of June, 2008.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35243

**CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09**

EXHIBIT "A"


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A PART OF LOT 14, ACCORDING TO THE SURVEY OF WOODLAND, AS RECORDED IN MAP BOOK 16, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA; BEING FURTHER DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 14, ALSO BEING THE POINT OF BEGINNING; THENCE RUN EASTERLY ALONG THE NORTH LINE OF LOT 14 A DISTANCE OF 333.56 FEET TO THE NORTHEASTERLY CORNER OF LOT 14; THENCE RIGHT 49 DEGREES 31 MINUTES 49 SECONDS SOUTHEASTERLY ALONG THE NORTHEASTERLY PROPERTY LINE OF LOT 14, BEING THE WESTERLY PROPERTY LINE OF LOT 13, FOR A DISTANCE OF 145.71 FEET; THENCE RIGHT 05 DEGREES 30 MINUTES 39 SECONDS A DISTANCE OF 11.98 FEET TO THE RIGHT OF WAY OF WOODLAND CIRCLE; THENCE RIGHT 57 DEGREES 48 MINUTES 47 SECONDS TO THE CHORD OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 50 DEGREES 57 MINUTES 14 SECONDS A RADIUS OF 55 FEET AND A CHORD OF 47.32 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 48.92 FEET; THENCE RIGHT 64 DEGREES 31 MINUTES 20 SECONDS FROM SAID CHORD 421.09 FEET ALONG THE SOUTH LINE OF LOT 14, BEING THE NORTH LINE OF LOT 15 TO THE SOUTHWEST CORNER OF LOT 14; THENCE AN INTERIOR ANGLE LEFT OF 86 DEGREES 07 MINUTES 07 SECONDS A DISTANCE OF 183.56 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.