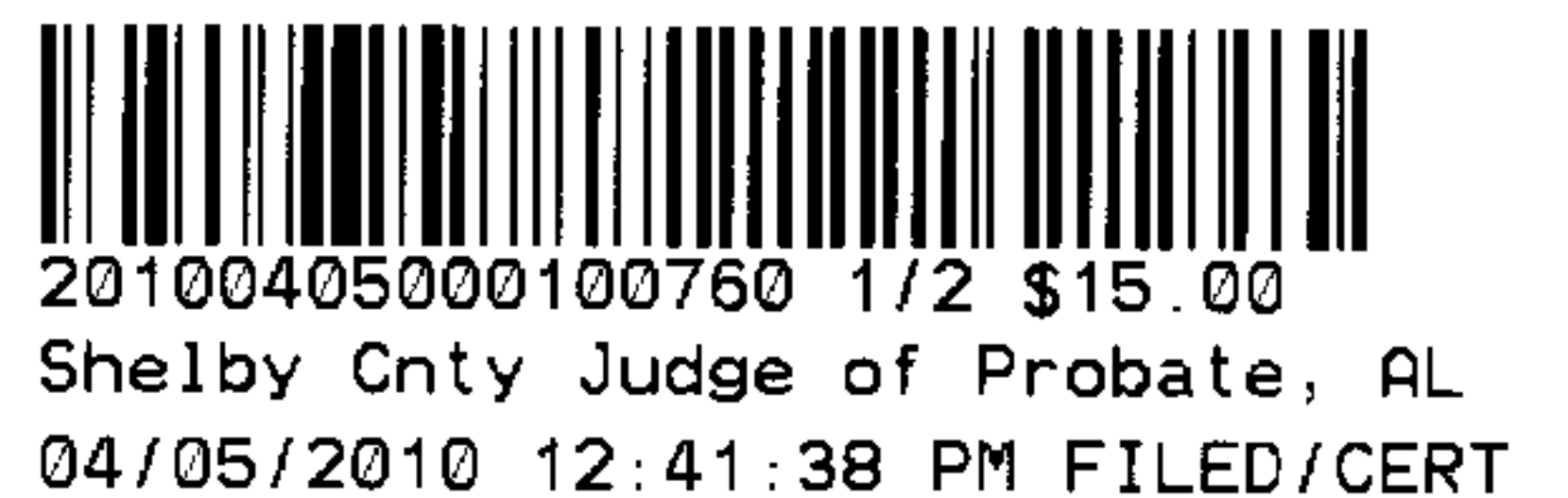


THIS INSTRUMENT PREPARED BY
Douglas W. Ingram, Attorney
957 Gadsden Hwy.
Birmingham, Alabama 35235

Send Tax Notice To:
Gary W. Burns and Mary N. Burns
329 Hillsdale Drive
Columbiana, Alabama 35501



This deed is being executed and recorded to include manufactured home information in the legal description. Said manufactured home is being attached to the grantor's/grantee's land. The value of the manufactured home is \$170,76463. The Mortgage amount is \$132,554.00

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

ALABAMA

)

Know All Men By These Presents.

SHELBY COUNTY

)

That in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable and good Consideration to the undersigned (GRANTOR) herein, the receipt of which is acknowledged, I or we,
Gary W. Burns and wife, Mary N. Burns

herein referred to as GRANTOR(S) do grant, bargain, sell and convey unto:
Gary W. Burns and Mary N. Burns

(Herein referred to as the 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 Shelby County, Alabama, to-wit:

See Attached Exhibit "A"

\$132,551.00 of the above consideration is being paid by a mortgage executed and recorded simultaneously herewith.

Subject to: (1) Taxes for year 2010 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said GRANTEES, their heirs and assigns forever

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; we have a good right to sell and convey the same as aforesaid; we will and 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, I have hereunto set my hand and seal this 31st day of March, 2010

(Seal)

Gary W. Burns **(Seal)**

Gary W. Burns

(Seal)

Mary N. Burns **(Seal)**

Mary N. Burns

STATE OF ALABAMA

)

General Acknowledgment

JEFFERSON COUNTY

)

Deed Tax : \$171.00

I, Douglas W. Ingram the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Gary W. Burns and wife, Mary N. Burns whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, A.D. 2010

Douglas W. Ingram
NOTARY PUBLIC: Douglas W. Ingram

My Commission Expires: 7-26-2012

EXHIBIT "A"

STATE OF ALABAMA

SHELBY COUNTY

Parcel 2-A:

Commence at the Southwest corner of the Southwest Quarter of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama and run thence Northerly along the West line of said Quarter a distance of 1,311.80 feet to a point; thence turn 89 degrees 26 minutes 20 seconds right and run Easterly 2,074.82 feet to a point; thence turn 99 degrees 00 minutes 02 seconds left and run North 277.04 feet to the point of beginning of the property. Parcel 2-A, being described; thence continue along last described course 210.0 feet to a point; thence turn 90 degrees 00 minutes right and run Easterly 210.00 feet to a point; thence turn 90 degrees 00 minutes right and run Southerly 210.00 feet to a point; thence turn 90 degrees 00 minutes right and run Westerly 210.00 feet to the point of beginning.

Together with a proposed twenty foot (20-foot) wide access easement required for access to this property. Parcel 2-A, described as follows:

Commence at the Southwest corner of the Southwest Quarter of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, and run thence Northerly along the West line of said Quarter a distance of 1,311.80 feet to a point; thence turn 89 degrees 26 minutes 20 seconds right and run Easterly 2,084.83 feet to the point of beginning on centerline of proposed twenty-foot wide access easement; thence turn 99 degrees 00 minutes 02 seconds left and run Northerly 277.04 feet to the South line of said Parcel 2-A, and the end of said easement.

ALSO INCLUDED IS A 2010 MANUFACTURED HOME BEARING THE SERIAL NUMBER: AC0SEAL19944 A, B & C, MAKE: ^{Southern} Energy, LENGTH: 30', WIDTH: 15', MODEL: EZ-440-4, WHICH IS/WILL BE ATTACHED AND AFFIXED TO THE LAND AS REAL ESTATE.



20100405000100760 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
04/05/2010 12:41:38 PM FILED/CERT