

Send tax notice to:
James L. Burns
610 King Valley Circle
Pelham, AL 35124
File No. 11-040

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

\$49,000.⁰⁰

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and no/100 Dollars (\$1.00), and other good and valuable consideration, in hand paid to the undersigned, James L. Burns and wife, Niki L. Burns, (hereinafter referred to as the "Grantors") by James L. Burns and wife, Niki L. Burns, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantors do, by these presents, grant bargain, sell, and convey unto the Grantees as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, according to the Survey of Grady King's Subdivision, as recorded in Map Book 5, Page 81, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxed due and payable October 1, 2011.
2. All restrictions, easements, rights of parties in possession, encroachments, liens for services, labor, or materials, taxes or special assessments, building lines.
3. Easement(s), encroachment(s), right(s) of way(s), building set back line(s), as shown on recorded plat.
4. Mineral and mining rights not owned by the Grantors herein described.

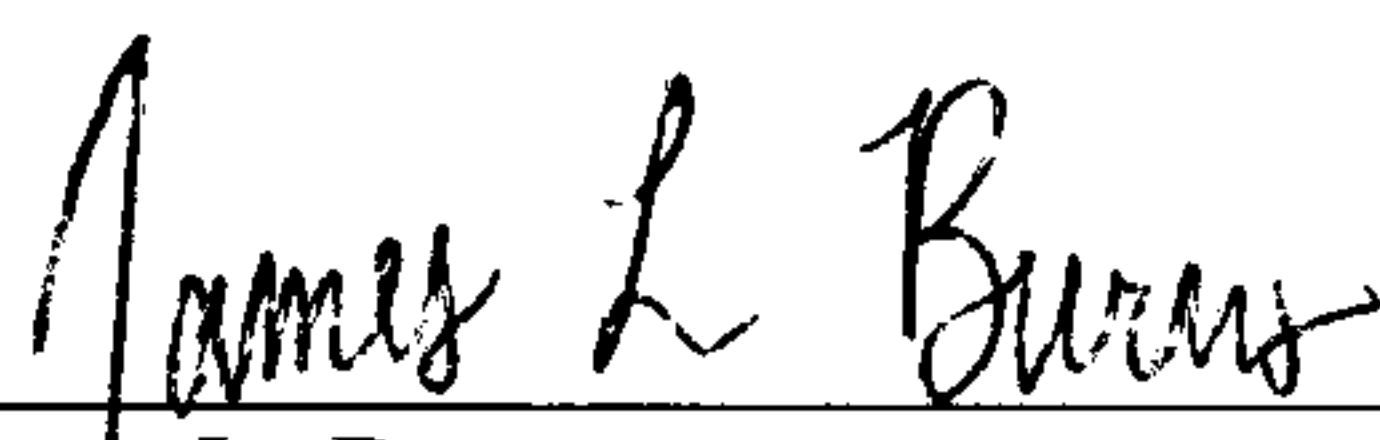
The Grantors and Grantees herein are the same parties, it is the purpose and intent of this instrument to add the spouse, Niki L. Burns, as a joint tenant with the right of survivorship.

This deed was prepared by scrivener at the request of the parties without the benefit of title examination.

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand and seal on this the 25th day of August, 2011.


James L. Burns


Niki L. Burns

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James L. Burns and Niki L. Burns, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of August, 2011.


Notary Public

[NOTARIAL SEAL]

My Commission expires: 02/23/2012


20110907000264260 2/2 \$64.00
Shelby Cnty Judge of Probate, AL
09/07/2011 10:57:08 AM FILED/CERT