

Send tax notice to:
DENNIS M. BURNS
231 CREST LAKE DRIVE
HOOVER, ALABAMA 35244

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015277

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOYCE E. LEE and CHAE E. LAIRD, SINGLE INDIVIDUALS **whose mailing address** is: 5036 Eagle Crest Rd Birmingham AL 35242 (hereinafter referred to as "Grantors") by DENNIS M. BURNS and ROSE R. BURNS **whose mailing address** is: 231 CREST LAKE DRIVE, HOOVER, ALABAMA, 35244 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 8, BLOCK 2, ACCORDING TO THE AMENDED MAP OF SOUTHLAKE CREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSON OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN DEED BOOK 121. PAGE 294.
3. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 129, PAGE 572 AND DEED BOOK 219, PAGE 734.
4. EASEMENT TO ALABAMA POWER COMPANY AS RECORDED IN REAL 142, PAGE 184 AND REAL 149, PAGE 12 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN REAL BOOK 160, PAGE 495; INSTRUMENT NO. 1993-30195; INSTRUMENT NO. 1993-40742; INSTRUMENT NO. 1993-40743 AND INSTRUMENT NO. 1993-22812 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. RESTRICTIONS FOR LAND USE AS SET OUT IN REAL 160, PAGE 492.
7. EASEMENTS AND BUILDING LINES AS SHOWN ON RECORDED MAP.


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Shelby County, AL 06/01/2015
State of Alabama
Deed Tax: \$220.00

8. ARTICLES OF INCORPORATION OF SOUTHLAKE CREST RESIDENTIAL ASSOCIATION, AS RECORDED IN INSTRUMENT NO. 1993-30196
9. BY LAWS OF SOUTHLAKE CREST RESIDENTIAL ASSOCIATION, INC. AS RECORDED IN INSTRUMENT NO. 1993-30197

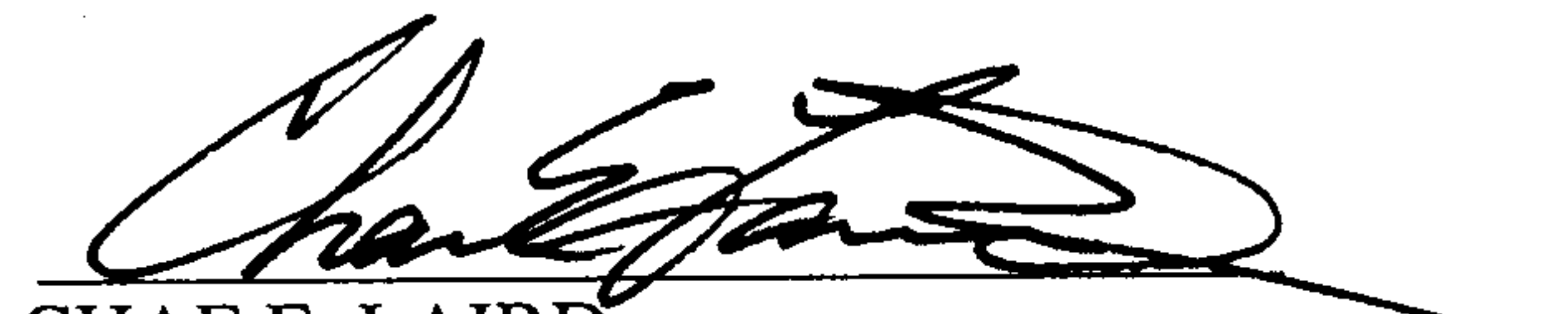
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

JOYCE E. LEE AND CHAE E. LAIRD ARE THE SURVIVING GRANTEES OF THAT DEED RECORDED IN INSTRUMENT NO. 1997-10018 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE BEVERLY LAIRD HAVING DIED ON OR ABOUT THE 27TH DAY OF NOVEMBER 2014.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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, said Grantor, has hereunto set his/her hand and seal this the 8th day of May, 2015.


JOYCE E. LEE

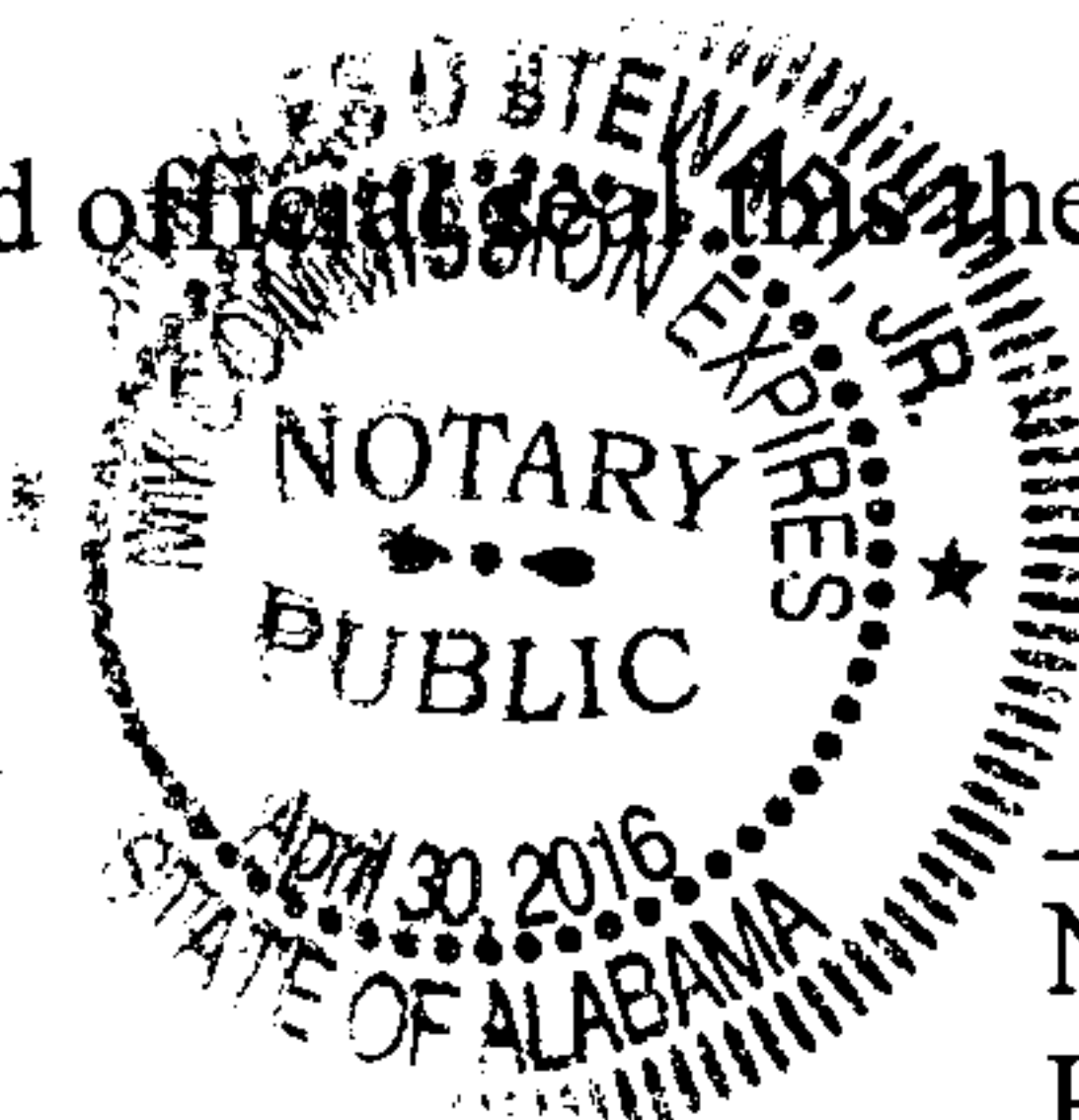

CHAE E. LAIRD

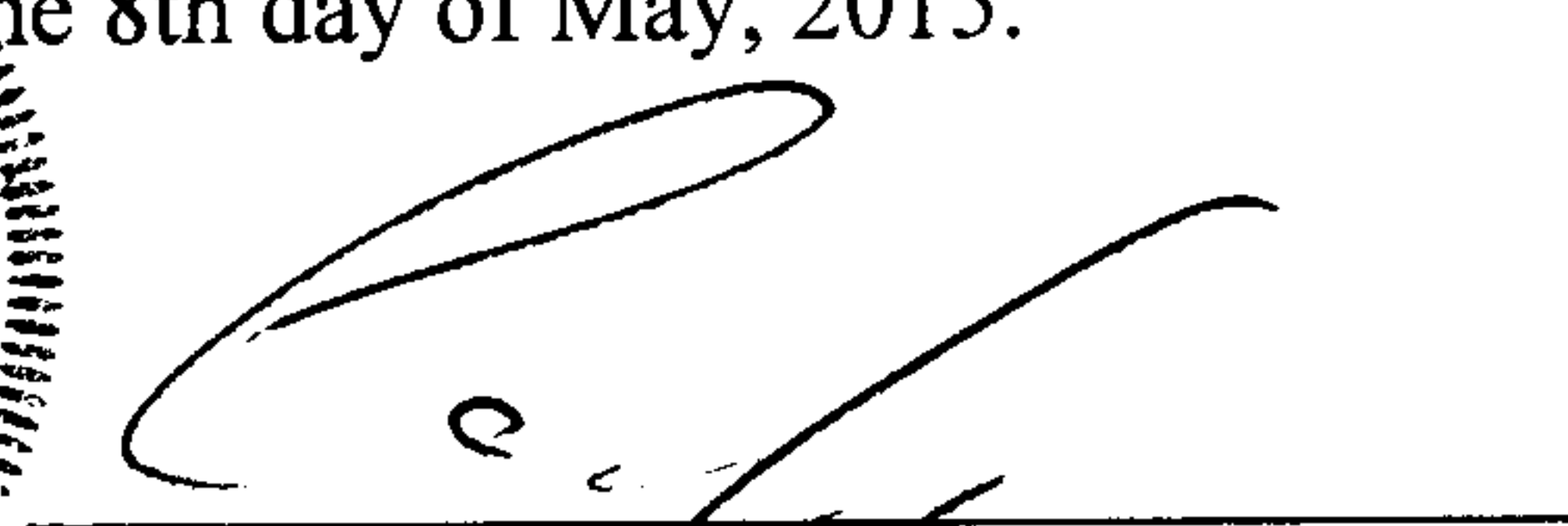

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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOYCE E. LEE and CHAE E. LAIRD whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of May, 2015.




Notary Public

Print Name:

Commission Expires:

4/30/16