

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Daniel Haney Pool
Lynda Marie Pool
10422 Hwy 41 South
Leeds, AL 35094

20171204000432270

12/04/2017 09:49:10 AM

STATE OF ALABAMA
COUNTY OF SHELBY

DEEDS 1/2
)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **James R Burns** and wife, **Kaye T Burns**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Daniel Haney Pool and Lynda Marie Pool** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY R.O.W. LINE OF SHELBY COUNTY HIGHWAY #41, 80 FEET R.O.W. AND THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 63 DEGREES 40 MINUTES 12 SECONDS EAST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 440.06 FEET; THENCE SOUTH 30 DEGREES 29 MINUTES 51 SECONDS EAST AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 290.78 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF LAURAL CREEK DRIVE, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 52 MINUTES 12 SECONDS, AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 65 DEGREES 09 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 23.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE, A DISTANCE OF 23.37 FEET; THENCE SOUTH 67 DEGREES 35 MINUTES 54 SECONDS WEST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 280.18 FEET; THENCE SOUTH 72 DEGREES 21 MINUTES 05 SECONDS WEST AND ALONG SAID R.O.W. LINE, A DISTANCE OF 274.39 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 255.15 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with 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; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seals, this December 1, 2017.

James R Burns
James R Burns

Kaye T Burns
Kaye T Burns

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **James R Burns** and wife, **Kaye T 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 this instrument, they executed the same voluntarily on the day the same bears date.

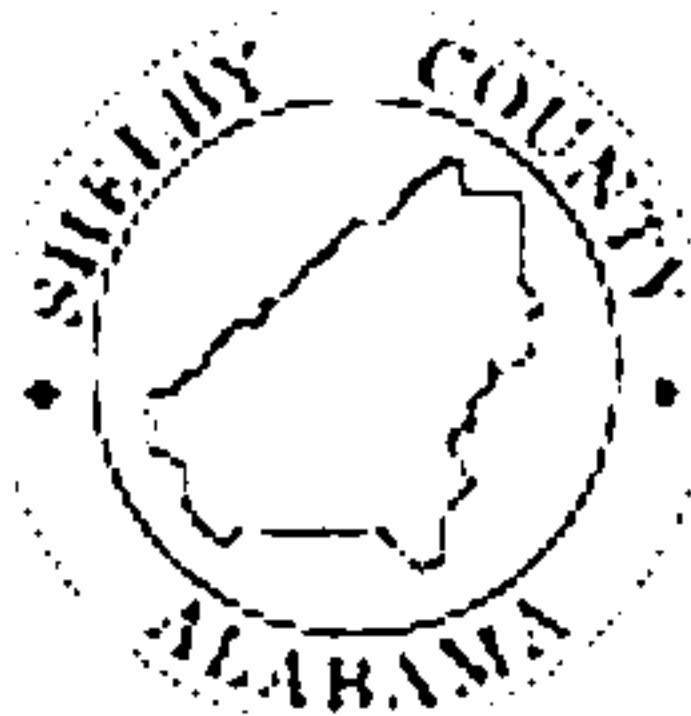
Given under my hand and seal this December 1, 2017.

My Commission Expires: 7/26/2020

[Signature]
Notary Public



Grantor's Address:
P.O. Box 380392
Birmingham, AL 35238
Property Address:
10422 Hwy 41 South
Leeds, AL 35094



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/04/2017 09:49:10 AM
\$163.00 DEBBIE
20171204000432270

[Signature]