

20171218000449560  
12/18/2017 12:36:20 PM  
DEEDS 1/1

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Ryan F. Burch  
2421 Walking Fern Lane  
Hoover, AL 35244  
(also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF SHELBY )

That in consideration of Three Hundred Seventy Five Thousand and 00/100---(\$375,000.00) Dollars.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

William F. Burch and Jerry S. Burch, husband and wife  
(whose address is 1124 LAKEVIEW DR., HOOVER, AL 35244)  
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Ryan F. Burch and Emily Heartsill Burch  
(whose address is the property address)  
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2709, according to the Map and Survey of Riverchase Country Club, 27th Addition, recorded in Map Book 11, Page 56 A & B, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 220,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor(s) nor his/her/their spouse(s).

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 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, unless otherwise noted above; that I /we have a good right to sell and convey the same as aforesaid; that I /we will and my /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/we have hereunto set my/our hand(s) and seal(s), this 11th day of December, 2017.

Wm F Burch (Seal)  
William F. Burch

Jerry S Burch (Seal)  
Jerry S. Burch

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )



I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify William F. Burch and Jerry S. Burch, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, A.D., 2017.

My Commission Expires: 4/21/20

William H. Halbrooks  
Notary Public: William H. Halbrooks



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
12/18/2017 12:36:20 PM  
\$170.00 CHERRY  
20171218000449560

[Signature]