

Send tax notice to:  
Robert Burns, Jr. and Shirley Burns  
7476 Wyndham Parkway  
Helena, AL 35080  
HOV1800329

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

20180725000265360  
07/25/2018 10:24:03 AM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Twenty Four Thousand and 00/100 Dollars (\$124,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Michael A. Keith and Shannon Keith, husband and wife**, whose mailing address is 2419 Chandawood Cir., Pelham, AL 35124 (hereinafter referred to as "Grantors"), by **Robert Burns, Jr. and Shirley Burns** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 266, according to the Survey of Wyndham, Wilkerson Sector, Phase III, as recorded in Map Book 24, Page 66, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Michael A. Keith and Shannon Keith have hereunto set their signatures and seals on July 20, 2018.

*Michael A. Keith*

Michael A. Keith

*Shannon Keith*

Shannon Keith

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael A. Keith and Shannon Keith, 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.

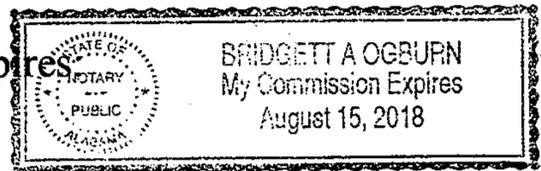
Given under my hand and official seal this the 20th day of July, 2018.

*Bridgett A. Ogburn*

Notary Public

Print Name:

Commission Expires



(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
07/25/2018 10:24:03 AM  
\$142.00 CHERRY  
20180725000265360

*James W. Fuhrmeister*