

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Laurel Murdoch Burns and Darryl Allen
Burns
1012 Seminole Place
Calera, AL 35040

WARRANTY DEED

20191009000372420

STATE OF ALABAMA

)

10/09/2019 01:29:29 PM

SHELBY COUNTY

)

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Nine Thousand Five Hundred And No/100 Dollars (\$209,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Thea K. Wilkes, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Laurel Murdoch Burns and Darryl Allen Burns (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 53, according to the Survey of The Reserve at Timeberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$188,550.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 7 day of October, 20 19.


Thea K. Wilkes

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thea K. Wilkes 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 7th day of October, 20 19.


Notary Public
My commission expires.



