

20210524000252760 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
05/24/2021 10:00:17 AM FILED/CERT

This instrument was prepared without benefit of title evidence by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand Four Hundred Twenty-five and no/100 DOLLARS (\$7,425.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned James T. Rasco, Jr., Trustee of the Shirlie M. Mayfield Living Trust dated November 14, 2018, does grant, bargain, sell and convey unto Thomas Phillip Burns, Jr. and Jami Brooks Burns (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

See legal description attached hereto as Exhibit A.

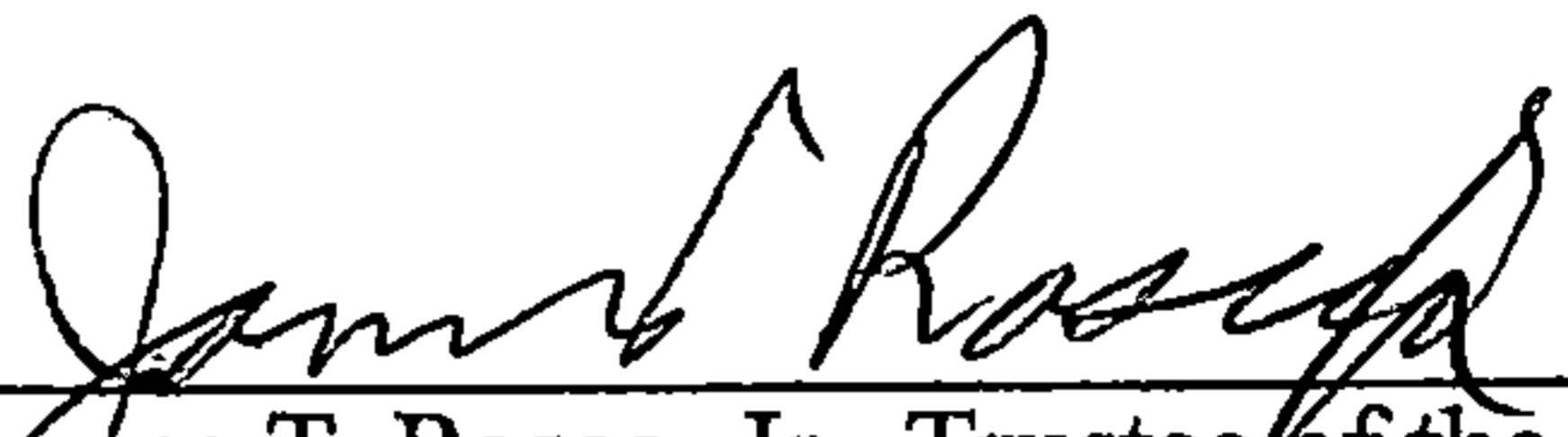
Subject to current year taxes, restrictions, rights of way, exceptions, conditions and easements of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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, their heirs and assigns forever, against the lawful claims of all

persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
18 day of May, 2021.


James T. Rasco, Jr., Trustee of the Shirlye M.
Mayfield Living Trust dated November 14,
2018

STATE OF ALABAMA

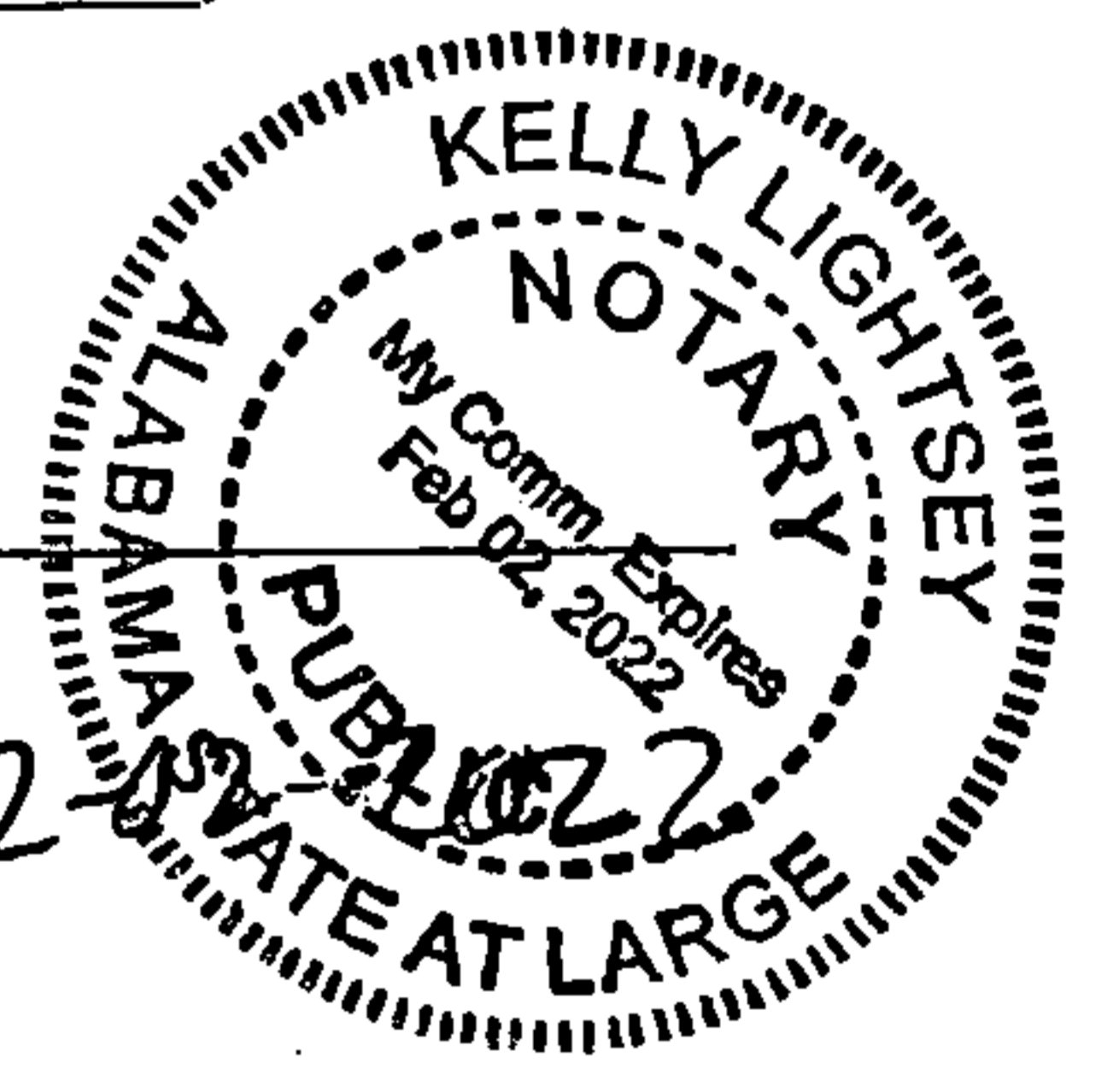
COUNTY OF Tuscaloosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Rasco, Jr., whose name as Trustee of the Shirlye M. Mayfield Family Trust dated November 14, 2018, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily as trustee on the day the same bears date.

Given under my hand and official seal this 18 day of May, 2021.


Notary Public

My commission expires: 02-02-2022



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EXHIBIT A

LEGAL DESCRIPTION

COMMENCING at the Northwest corner of Section 22, Township 22 South, Range 03 West, Shelby County, Alabama, thence South $00^{\circ} 23' 17''$ West for a distance of 2074.84 feet, thence South $89^{\circ} 36' 43''$ East for a distance of 946.28 feet to the northeastern right of way of Overland Road, said point being on a curve to the left with a radius of 508.33 feet, and having a chord bearing of North $52^{\circ} 46' 07''$ West, with a chord length of 223.28 feet, said point also being the POINT OF BEGINNING of the Parcel herein described; thence along the arc of said curve an arc distance of 225.11 feet; thence leaving said right of way North $18^{\circ} 41' 17''$ East for a distance of 149.17 feet to a 1/2" open top pipe on the southern creek bank of Shoal Creek; thence North $44^{\circ} 16' 10''$ West for a distance of 37.97 feet to the centerline of said Shoal Creek; thence along said centerline North $70^{\circ} 13' 50''$ East for a distance of 227.23 feet; thence continue along said centerline the following five (5) calls: North $79^{\circ} 22' 50''$ East for a distance of 158.32 feet, thence North $76^{\circ} 29' 50''$ East for a distance of 93.50 feet, thence North $79^{\circ} 34' 50''$ East for a distance of 63.55 feet, thence North $58^{\circ} 35' 20''$ East for a distance of 105.48 feet, thence North $23^{\circ} 45' 50''$ East for a distance of 173.79 feet; thence leaving said centerline South $43^{\circ} 52' 55''$ East for a distance of 25.04 feet to a 1/2" capped rebar on the southern creek bank of said Shoal Creek; thence South $43^{\circ} 52' 55''$ East for a distance of 354.98 feet; thence South $51^{\circ} 10' 48''$ West for a distance of 505.53 feet; thence North $44^{\circ} 09' 26''$ West for a distance of 289.04 feet; thence South $35^{\circ} 26' 05''$ West for a distance of 335.71 feet to the POINT OF BEGINNING of the parcel herein described. Said parcel containing 5.944 Acres, 258,941.9 square feet, more or less.



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