

This instrument prepared by:
Lee Sims, Attorney
212 West North Street
Talladega, Alabama 35160

Address of Grantee:

128 Carriage Creek Path
Chelsea, AL 35043

STATE OF ALABAMA,)

SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eighty Thousand and 00/100 (\$180,000.00) Dollars, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Albert S. Burnette, Jr., a married man**, whose address is 9400 Cemetery Road, Noble, Oklahoma 73068, (herein referred to as Grantor), does grant, bargain, sell and convey unto **Kenneth J. Cush, Ronda L. Cush, Michelle Teer Whittle, and Barrett Jay Whittle**, whose address is 128 Carriage Creek Path Chelsea, AL 35043, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

West ½ of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama.

Also conveyed is an easement for ingress, egress and utilities being 30 ft in width and running in a southerly direction from Shelby County Highway 48 along an existing driveway that is situated generally along the eastern side of the Grantor’s existing property to the north and west of the subject property.

Subject to the lien of the 2024 ad valorem taxes and thereafter.

Subject to easements and rights-of-way for public streets and roads and for electric, telephone, water, gas, sewerage, drainage and other utilities, of record, if any.

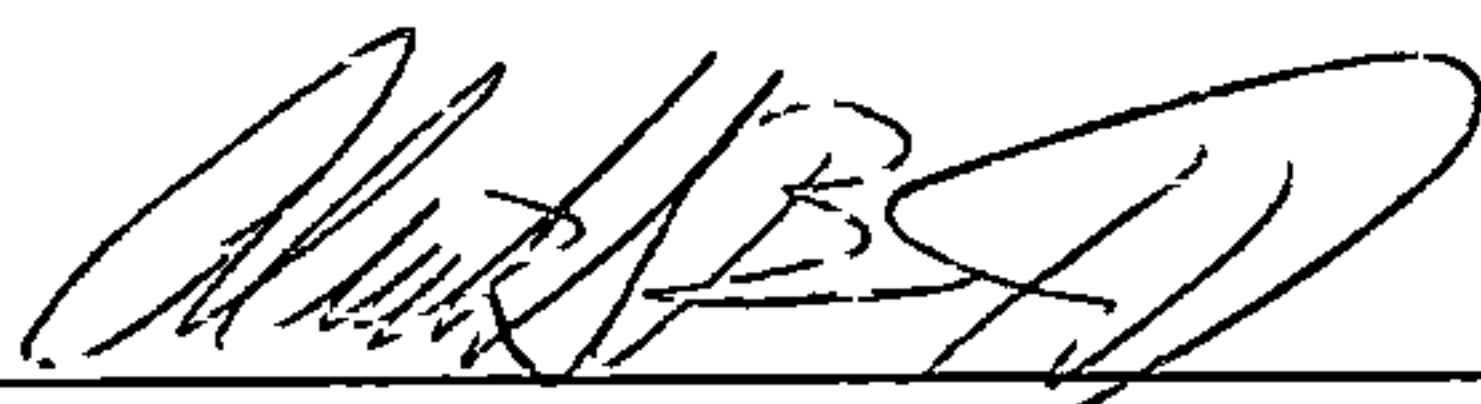
Property address is 1050 Highway 48, Wilsonville, AL 35186.

Subject property is not the homestead of the grantor nor his spouse.
The purchase price claimed herein can be verified in the contract.
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.

I do for myself and for my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I 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, I have hereunto set my hand and seal this 2nd day of February, 2024.


_____(L.S.)
Albert S. Burnette, Jr.

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Albert S. Burnette, Jr.**, 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 on the day the same bears date.

Given under my hand and seal this 2nd day of February, 2024.



Notary Public

