

SEND TAX NOTICE TO:

(Name) Mr. and Mrs. William G. Barrett
Sunset Trailer Park
 (Address) Calera, Alabama 35040

This instrument was prepared by

Wade H. Morton, Jr., Attorney at Law, based upon commitment issued by Safeco through
 (Name) Cahaba Title, Inc. and is prepared without examination or certification of title
or correctness of legal description.
 (Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY EIGHT THOUSAND and NO/100 (\$28,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROBERT B. SIMMONS and wife, GERTRUDE G. SIMMONS,

(herein referred to as grantors) do grant, bargain, sell and convey unto

WILLIAM G. BARRETT and wife, LINDA W. BARRETT,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A part of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows: Begin where the Spring Branch gravel road intersects the East line of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 20, Township 22 South, Range 2 West; thence North along the said East line of NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 20 for 1320 feet; thence in a Northwesterly direction and parallel with or following the curvature of said Spring Branch gravel road 700 feet; thence South and parallel with the East line of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 20 to the Spring Branch gravel road; thence Southeasterly and along the North side of said road 700 feet to the East line of the said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 20, it being the intention and does hereby convey 20 acres, more or less, fronting on the North side of the Spring Branch gravel road and adjoining the Jake Bellamy property on the West side. LESS AND EXCEPT (a) mineral and mining rights and (b) right-of-way for Spring Branch Gravel Road.

Subject only to the following encumbrances, limitations and easements:

1. Ad valorem taxes for 1987, which became a lien on October 1, 1986 but are not due and payable until October 1, 1987. These taxes were prorated at closing and Grantees shall be solely responsible for payment.

2. Any rights-of-way or easements of record in the Office of the Judge of Probate of Shelby County, Alabama or in evidence through use.

\$22,400.00 of the consideration for this deed is paid by the proceeds of a loan from Central State Bank to Grantees, which is secured by a purchase money mortgage from Grantees to Central State Bank delivered simultaneously herewith.

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. There is no warranty or representation as to the condition or quality of any improvement upon this real estate or any part or portion of this real estate.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th

day of May, 19 87

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY

1. Deed Tax (Seal) 6.00

2. Mtg Tax (Seal) 7.50

3. Record (Seal) 1.00

4. Indexing Fee (Seal) 1.00

TOTAL 9.50

Robert B. Simmons (Seal)
 Robert B. Simmons

Gertrude G. Simmons (Seal)
 Gertrude G. Simmons

I, the undersigned

hereby certify that Robert B. Simmons and wife, Gertrude G. Simmons, a Notary Public in and for said County, in said State,

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance they executed the same voluntarily

on the day the same bears date. 28th day of May, A.D. 1987

Given under my hand and official seal this

Wade H. Morton

Wade H. Morton