

This instrument was prepared by  
(Name) GENE W. GRAY, JR.  
(Address) 2100 SOUTHBRIDGE PARKWAY, #650  
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: MICHAEL C. BARTLETT  
name  
4729 SANDPIPER LANE  
address  
HOOVER, ALABAMA 35244

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THOUSAND AND NO/100-----  
----- DOLLARS (\$200,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
LEONARD J. JUMP AND WIFE, PAMELA L. JUMP

(herein referred to as grantors) do grant, bargain, sell and convey unto MICHAEL C. BARTLETT AND SHEREE L. ABERNATHY

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

LOT 44, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL SUBDIVISION, SECTOR I, AS RECORDED IN MAP BOOK 12, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 1996, AND THEREAFTER.  
TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO AS RECORDED IN DEED BOOK 186, PAGE 357, AND DEED BOOK 225, PAGE 385..  
EASEMENTS AND AGREEMENTS FOR ROAD AS RECORDED IN BOOK 24, PAGE 565.  
RIGHT OF WAY AND EASEMENT GRANTED TO SOUTH CENTRAL BELL AS RECORDED IN BOOK 172, PAGE 642.  
SET BACK LINE AND EASEMENT AS SHOWN ON RECORD MAP.

\$190,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

03/26/1996-09877  
01:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 21.00

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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st day of March, 19 96.

Leonard J. Jump (Seal) Pamela L. Jump (Seal)  
LEONARD J. JUMP PAMELA L. JUMP  
BY: Pamela L. Jump (Seal) \_\_\_\_\_ (Seal)  
PAMELA L. JUMP AS ATTORNEY IN FACT  
FOR LEONARD J. JUMP \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
PAMELA L. JUMP  
whose name(s) 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March A.D., 1996

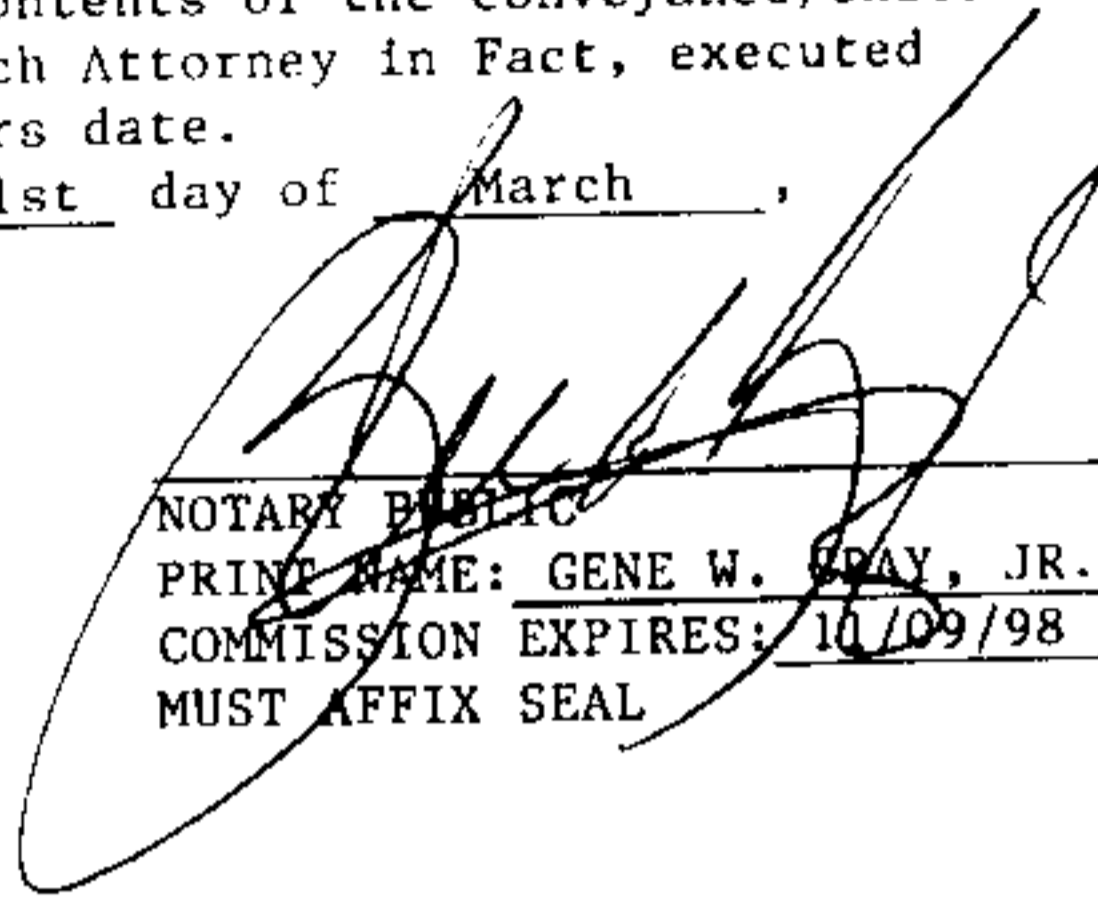
GENE W. GRAY, JR. Notary Public

Inst # 1996-09877

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that PAMELA L. JUMP whose name as Attorney in Fact for LEONARD J. JUMP under that certain Durable Power of Attorney recorded on 3-26-1996 in Inst # 1996-9876 in the Probate Office of SHELBY County, Alabama, is signed to the foregoing conveyance/instrument and is know to me, acknowledged before me on this day that, being informed of the contents of the conveyance/instrument, PAMELA L. JUMP, in capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 21st day of March, 1996.

  
NOTARY PUBLIC  
PRINT NAME: GENE W. GRAY, JR.  
COMMISSION EXPIRES: 10/09/98  
MUST AFFIX SEAL

Inst # 1996-09877

03/26/1996-09877  
01:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 21.00

Gene Gray