

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

Send Tax Notice To:
B.J. Humphries
Diane Humphries
215 Brook Green Lane
Pelham, Al 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifteen Thousand and no/100 (\$215,000.00), to the undersigned grantor(s), in hand paid by the grantee(s) herein, the receipt whereof is acknowledged, I, **JACK S. BARRY, SR.**, a married man, (herein referred to as grantor(s), grant(s) bargain(s), sell(s) and convey(s) unto **B.J. HUMPHRIES and DIANE B. HUMPHRIES**, (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

Lot 5, in Block 6, according to the Map of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

Subject to: (a) General and special taxes for the current year and subsequent years. (b) Easements and building line as shown on recorded map. (c) Restrictions appearing of record in Deed Book 195, Page 467 and amended in Deed Book 224, Page 436 and Deed Book 229, Page 844. (d) Right-of-way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Book 198, Page 491. (e) Right-of-way granted to Alabama Power Company by instrument(s) recorded in Deed Book 176, Page 71, 73 and 75. (f) Riparian and other rights created by the fact that the subject property fronts on Creek.

\$172,000.00 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

THE ABOVE DESCRIBED PROPERTY CONSTITUTES NO PORTION OF THE HOMESTEAD OF JACK S. BARRY, SR., NOR THAT OF HIS SPOUSE.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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

03/22/1999-11932
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 55.00

WBSC/ Davis Page

Inst # 1999-11932

and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s)

this the 22nd day of March, 1999.

Jack S. Barry Sr.
Jack S. Barry, Sr.

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jack S. Barry, Sr., a married man, whose name 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 on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 1999.



William J. Winters
Notary Public
My Commission Expires: 9/12/99

Inst # 1999-11932

03/22/1999-11932
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 55.00