

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
2154 Highland Avenue
ADDRESS: Birmingham, AL 35205

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Shelby Cnty Judge of Probate, AL
09/09/1980 00:00:00 FILED/CERTIFIED

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Sixty-two Thousand Nine Hundred and no/100-----Dollars

to the undersigned grantor, Rhodes & Acton, an Alabama General Partnership

~~accompanying~~ in hand paid by Roger D. Barker and Nanci M. Barker

the receipt whereof is acknowledged, the said

Rhodes & Acton, an Alabama General Partnership

does by these presents, grant, bargain, sell, and convey unto the said

Roger D. Barker and Nanci M. Barker

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 24, Block 7, according to the Survey of Southwind, Fourth Sector, as recorded
in Map Book 7, Page 97, in the Office of the Judge of Probate of Shelby County,
Alabama.

SUBJECT TO: (1) Current taxes; (2) 35-foot building set back line from Southwind
Circle and Tahiti Terrace; (3) 7-1/2 foot utility easement over rear of lot as shown
on recorded map; (4) Restrictions dated October 27, 1978, recorded in Misc. Book 27,
Page 978, in Probate Office; (5) Permit to Alabama Power Company dated September 18,
1978, recorded in Deed Book 316, Page 359, in Probate Office; (6) Easements regarding
underground cables, dated August 3, 1978, recorded in Misc. Book 28, Page 646, in
Probate Office; (7) Agreement with Alabama Power Company, dated August 3, 1978,
recorded in Misc. Book 28, Page 647, in Probate Office.

\$62,400.00 of the purchase price recited above was obtained from
a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Roger D. Barker and Nanci M. Barker
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 grantee does not survive the other, then the heirs and assigns of the grantees herein
shall take as tenants in common.

And said Rhodes & Acton, an Alabama General Partnership does for itself, its successors

and assigns, covenant with said Roger D. Barker and Nanci M. Barker
heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns
shall, warrant and defend the same to the said

Roger D. Barker and Nanci M. Barker
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Rhodes & Acton, an Alabama General
Partnership

has hereunto set its
signature by William D. Acton, general partner ~~who is duly authorized, and has caused the same to be attested by its Secretary,~~
on this 4th day of September, 1980.

ATTEST:

RHODES & ACTON, An Alabama General Part

By William D. Acton
William D. Acton ~~Vice President~~ General
Partne

Secretary.

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