

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of one dollar and other good and valuable consideration, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Michael Howard Barkley and wife Cathryn Sims Barkley, of 2408 Briarmoor Road, Atlanta, GA 30345 (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Bobby Ray Boyd and wife Susan Guy Boyd, of #16 Town and Country Apartments, Montevallo, AL 35115 (herein referred to as grantees) tor and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, Block 3, Hidden Valley Subdivision, Montevallo, AL.

To have and to hold to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 27 April 1983.

Witness:

Michael Howard Barkley (Seal)
Michael Howard Barkley
Cathryn S. Barkley (Seal)
Cathryn Sims Barkley

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Michael Howard Barkley and wife Cathryn Sims Barkley, whose names are signed to the foregoing conveyance, and who are (made) 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.

Given under my hand and official seal this 27 April 1983.



Steven R. Sears
Notary public My commission expires 16 February 1986

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTICE WAS FILED
1983 MAY 12 AM 8:39

Deed tax 4.50
Rec 1.50
Sub 1.00
7.00

Bobby Ray Boyd
Susan Guy Boyd
#16
Montevallo, Ala
35115

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