

(Name) Donald David Barnes

This instrument was prepared by

(Address)

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

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 TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS

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

Howard L. Glenn and wife, Margaret S. Glenn

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

Donald David Barnes and wife, Janice Darlene Barnes

(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 lot or parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 21, Range 1 West, particularly described as follows:

Beginning at the Southeast corner of said forty acres and run West along the South line of same about 1080 feet to the East right of way line of the Columbiana-Wilsonville Highway; thence North 12 degrees East along the East right of way line of said Highway 405 feet, more or less, to the center of what is known as Miles Branch as the point of beginning of the lot hereby conveyed; thence East along the center of said branch 100 feet; thence South 12 degrees West and parallel with said Highway 150 feet; thence West and parallel with said branch 100 feet to the East right of way line of said Highway; thence North-east along said Highway right of way 150 feet to the point of beginning, and situated in Shelby County, Alabama, and being the same lands conveyed by warranty deed from J. W. Bullard, a widower to Mrs. Ina Bullard on February 13, 1940, said deed being recorded in Deed Book 107, Page 616, in the Probate Office of Shelby County, Alabama.

Subject to easements and rights of way of record.

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

day of March, 19 84.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 APR -9 PM 12:59

Rec. 150
Ind. 100
12 50

Howard L. Glenn (Seal)
(Howard L. Glenn)

Margaret S. Glenn (Seal)
(Margaret S. Glenn)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard L. Glenn and wife, Margaret S. Glenn whose name 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.

Given under my hand and official seal this March day of March A. D., 19 84.

FNBC
P.D. 1201 6-7-7

Janice W. Pitt

Notary Public.

BOOK 354 PAGE 612