

SEND TAX NOTICE TO:

(Name) Jerry Wayne Barnes
RE - P.O. Box 216
(Address) Shelby, Al. 35043-35143

This instrument was prepared by

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(Name) Erline Mayhew

(Address) Columbiana, Al

Form 1-1.5 Rev. 3/82

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 Five hundred DOLLARS

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

Louise Yarbrough and husband Lewis Yarbrough

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

Jerry Wayne Barnes and Jo Ann 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:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 22, Township 21 South, Range 1 East; thence run North along the East line of said $\frac{1}{4}$ section a distance of 885.24 feet to the point of beginning; thence continue North along said East line a distance of 221.31 feet; thence turn an angle of 89 deg. 02 min. 42 sec. to the left and run a distance of 1261.90 feet to a point on a 60 foot Road Easement; thence turn an angle of 91 deg. 02 min. 30 sec. to the left and run along said road easement a distance of 221.31 feet; thence turn and angle of 88 deg. 57 min. 30 sec. to the left and run a distance of 1261.57 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 22, Township 21 South, Range 1 East, Huntsville, Meridian, Shelby County, Alabama.

ALSO THE RIGHT TO USE THE 60 FOOT EASEMENT FOR A ROADWAY DESCRIBED AS FOLLOWS:

A 60 foot easement for a roadway off the West side of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying South of Highway No. 61. Situated in Section 22, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.

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 29

day of November, 19 84.

WITNESS:

Imogene Wells STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED Louise Yarbrough (Seal)
Louise Yarbrough (Seal)
Lewis Yarbrough (Seal)
1984 DEC - 3 AM 8:57

STATE OF ALABAMA

SHELBY

COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Louise Yarbrough and husband Louis Yarbrough whose name is 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 became date.

Given under my hand and official seal this 29 day of November, A.D., 19 84

My Commission Expires September 7, 1983 Notary Public.