

This instrument was prepared by

(Name) John F. Tanner

(Address) P.O. Box 38
Pelham, Al 35124



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 988-5600



AGENT FOR

ST. PAUL TITLE

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY FOUR THOUSAND AND NO/100 DOLLARS

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

Tommie J. Barnes and Sharon B. Barnes, wife

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

Sharon B. Barnes

(herein referred to as GRANTEES) for 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:

All that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama, lying west of the Southern Railroad right-of-way except that part heretofore conveyed to W. W. Hadaway, which land is more particularly described in Deed from Ada Jones to W. W. Hadaway dated April 16, 1929, and recorded in Deed Book 83, page 468 in the Probate Office of Shelby County, Alabama.

Excepted 2.2 acres sold to M. W. S. Folmer.

BOOK 012 PAGE 745

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 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 14th day of February, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS (Seal)

1984 DEC 27 PM 2:58

Tommie J. Barnes (Seal)

Sharon B. Barnes (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommie J. Barnes and Sharon Doreen Benson Barnes 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, A. D. 1983.