

SEND TAX NOTICE TO:

(Name) Gary & Vickie Barnett
Route 2 Box 111 B
(Address) Vincent Alabama 35178

This instrument was prepared by

3115-
GENE W. GRAY, JR.
ATTORNEY AT LAW

(Name) 110 Office Park Dr. Suite 230
Birmingham, Alabama 35223
(Address) Telephone (205) 870-5523

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Eight Hundred Ninety Five DOLLARS
and the assumption of the mortgage described below
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Stan Massey and wife, Merry Vanderboegh-Massey

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

Gary Barnett and Vickie D. Barnett

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

The property conveyed herein is described on Exhibit "A" attached hereto and made a part hereof.

As part of the consideration for this conveyance the Grantees herein agree to assume and pay that certain mortgage from Stan Massey and Merry Vanderboegh-Massey to Shelby Estates, Inc. dated May, 1984, and recorded in Mortgage Book 450, Page 604 in said Probate Office.

BOOK 047 PAGE 97

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 October, 1985

WITNESS:

(Seal)

(Seal)

(Seal)

Stan Massey (Seal)
Merry Vanderboegh-Massey (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,
hereby certify that Stan Massey and Merry Vanderboegh-Massey
whose name s 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 17 day of October, A.D., 1985

Calah Title

EXHIBIT "A"

A resurvey of Lot 4, and part of Lot 5, of Shelby Estates, and also being a part of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest Corner of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 9, Township 19 South, Range 2 East; thence run South along the West line thereof a distance of 92.26 feet; thence turn left 84 deg. 26 min. and run Southeasterly a distance of 800.00 feet to the point of beginning of the property described herein; thence continue along the last described course a distance of 300.00 feet; thence turn right 83 deg. 20 min. 20 sec. and run South a distance of 646.62 feet to the Northerly right of way of County Road No. 83; thence turn right and run Northwesterly along said right of way line a distance of 320 feet, more or less; thence turn right and run Northerly a distance of 606.49 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes due October 1, 1985 and October 1, 1986.
2. Mortgage from Randy Goggans and Holly Goggans to William Hardaman Baker and Helen F. Baker, recorded in Mortgage Book 403, Page 102 in said Probate Office.
3. Mortgage from Shelby Estates, Inc. to Pete G. Gerontakis and Louise Gerontakis, recorded in Mortgage Book 417, Page 177.
4. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 336, page 622 in Probate Office.
5. Right-of-way granted to Samuel Friedman and Louis Burger by instrument recorded in Volume 41, page 96 in Probate Office.
6. Lease in regard to mineral and mining rights as shown by instrument recorded in Deed Book 326, page 373 in Probate Office.
7. Subject to restrictions and conditions as set out in Mortgage Book 450, page 604 in Probate Office.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 OCT 31 AM 9:05

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

RECORDING FEES	
Deed TAX	\$ 3.00
Recording Fee	\$ 5.00
Index Fee	1.00
TOTAL	\$ 9.00