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This instrument was prepared by

(Name) Larry R. Newman, Attorney at Law

Send Tax Notice To:

Thomas A. Barnes
name 3629 Cumberland Trace
Birmingham, Alabama 35243
address

(Address) 604 38th Street South, Birmingham, Alabama 35222

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Fifty Thousand and No/100 (\$150,000.00) DOLLARS

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

Samuel L. McCall and Cindy S. McCall, husband and wife

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

Thomas A. Barnes and Cathy Jean Barnes, husband and wife

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

Shelby County, Alabama to-wit:

Lot 8, according to the survey of Meadow Brook Second Sector, Second Phase, as recorded in Map Book 7, page 130, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) taxes for the years 1987 and thereafter; 2) 35' building line as shown by recorded map; 3) 10' easement east and varying easement on rear as shown by recorded map; 4) right of way to Alabama Power Company as recorded in Volume 318, page 412, Volume 318, page 414, Volume 318, page 416, in the Probate Office of Shelby County, Alabama; 5) agreement with Alabama Power Company as recorded in Misc. Volume 38, page 880, in the Probate Office of Shelby County, Alabama; 6) restrictions as recorded in Misc. Volume 29, page 929, in said Probate Office of Shelby County, Alabama; and 7) mineral and mining rights and rights incident thereto as recorded in volume 32, page 306, and Volume 40, page 265, in said Probate Office.

\$120,000.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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 31st

day of August, 1987

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

1987 SEP -2 PM 12:31

1. Deed Tax \$ 30.00
2. Mtg. Tax 2.50
3. Recording Fee (Seal) 1.00
4. Indexing Fee (Seal) 33.50
TOTAL (Seal)

Samuel L. McCall (Seal)
Cindy S. McCall (Seal)

Jefferson COUNTY
JUDGE OF PROBATE
STATE OF ALABAMA

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Samuel L. McCall and Cindy S. McCall 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 31st day of August, A. D., 1987

Larry R. Newman
Notary Public.