

SEND TAX NOTICE TO:

(Name) James E. Barnes
1850 Hamilton Road
 (Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Larry R. Newman

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

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 One Hundred Ten Thousand Five Hundred and No/100 (\$110,500.00)--- DOLLARS

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

Herman H. Frobese and Helga L. Frobese, husband and wife

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

James E. Barnes and Ruth 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:

Lot 140, according to the Survey of Chandalar South, Third Sector, as recorded in Map Book 6, Page 68, in the Probate Office of Shelby County, Alabama.

Subject to: 1) taxes for the years 1988 and thereafter; 2) restrictions appearing of record in Misc. Book 14, page 12 and Misc. Book 15, page 106; 3) right of way granted to Alabama Power Company by instrument recorded in Deed Volume 297, page 790; 4) terms, conditions and right of way to Alabama Power Company as recorded in Misc. Book 14, page 659; and 5) 35 foot building line running back from Hamilton Road; also a 7.5 foot easement along the north lot line as shown by recorded map.

1. Deed Tax \$ 110.50
 2. Mig. Tax ---
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 114.00

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 8th day of January, 19 88

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
 I CERTIFY THIS
 INSTRUMENT WAS FILED (Seal)

88 JAN 11 AM 9:15 (Seal)

STATE OF ALABAMA Thomas A. Snowdon, Jr.
 JEFFERSON COUNTY OF PROBATE

Herman H. Frobese (Seal)
 Herman H. Frobese (Seal)

Helga L. Frobese (Seal)
 Helga L. Frobese

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herman H. Frobese and Helga L. Frobese 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 8th day of January, A. D., 1988

My Commission Expires: 1-2-92

Larry R. Newman

Notary Public.

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