

Send Tax Notice To:
Samuel W. Barnett
3741 Chestnut Ridge Lane
Birmingham, AL 35216

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
2100 SouthBridge Parkway #650
Birmingham, Alabama 35209

STATE OF ALABAMA)

257

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of SEVENTY FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$74,500.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, JAMES D. MASON, a married man, d/b/a MASON CONSTRUCTION COMPANY, (herein referred to as Grantor) do grant, bargain, sell and convey unto SAMUEL W. BARNETT AND GINA C. BARNETT (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 28, according to the Survey of Braelinn Village, Phase I, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$70,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property described in this instrument is not the homestead of the Grantor's spouse. Said Grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

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 and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 30th day of September, 1988.


James D. Mason

4.-
5.00
1.00
\$ 10.-

Bynum

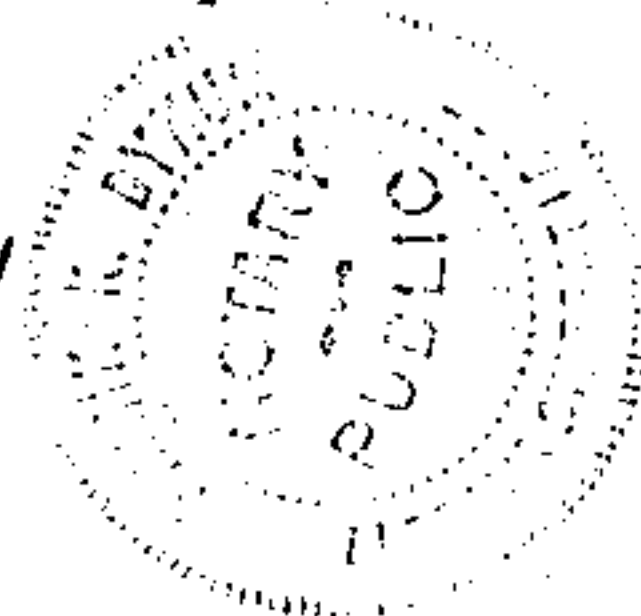
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES D. MASON, a married man, d/b/a MASON CONSTRUCTION COMPANY whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 30th day of September, 1988.

Frank L. Bryan
Notary Public



My Commission Expires: 11/20/88

barnett

BOOK 207 PAGE 686

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

88 OCT -5 AM 9:10

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 4.00
2. Mfg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	10.00