

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

James R. Atkinson
5498 Broken Bow Drive
Hoover, AL 35243

STATE OF ALABAMA

COUNTY OF SHELBY

280

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIXTEEN THOUSAND & 00/100 (\$116,000.00) to the undersigned grantors P. Lauren Barrett and wife, Deborah B. Barrett in hand paid by James R. Atkinson and Connie V. Atkinson, the receipt whereof is acknowledged, we, P. Lauren Barrett and wife, Deborah B. Barrett (herein referred to as Grantors) grant, bargain, sell and convey unto James R. Atkinson and Connie V. Atkinson (herein referred to as Grantees), as joint tenants, with right of survivorship, the following real estate, situated in Shelby County, Alabama, to wit:

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said 1/4-1/4 section thence in an Easterly direction, along the South line of said 1/4-1/4 section, a distance of 590.74 feet to the point of beginning, thence continue along last described course a distance of 254.24 feet to the Northwesterly right of way line of Alabama Highway 119, thence 48 degrees 21 minutes 35 seconds left, along said right of way line, in a Northeasterly direction a distance of 86.58 feet thence 90 degrees left, in a Northwesterly direction, a distance of 190.0 feet thence 90 degrees left, in a Southwesterly direction, a distance of 255.52 feet to the point of beginning.

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

\$110,200.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and by 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.

BUGK 212 PAGE 175

may, 11-12-1988

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of October, 1988.

P. Lauren Barrett
P. Lauren Barrett

Deborah B. Barrett
Deborah B. Barrett

BOOK 212 PAGE 176

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that P. Lauren Barrett and wife, Deborah B. Barrett whose names are signed to the foregoing conveyance, and who are known to me, acknowledge 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 October, 1988.

Frank K. Bynum
Frank K. Bynum, NOTARY PUBLIC

My Commission Expires: November 20, 1988

STATE OF ALA. SHELLED
I CERTIFY THIS
INSTRUMENT WAS FILED

88 NOV -3 PM 3:04

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE

6.00
5.00
1.00
12.00

1. Doc. Tax \$ 6.00
2. Mtg. Tax —
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 12.00