

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236

Send Tax Notice to:

(Name) Billy Gene Barton
(Address) 5021 Valley Brook Circle
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand and no/100th (\$22,000.00) ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alan W. Blackwell, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Billy Gene Barton and wife, Maxine G. Barton

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to the map and survey of Valley Brook, Phase I, as recorded in Map Book 10, Page 56, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Liberty Mortgage Corporation as recorded in Mortgage Book 164 Page 754 and assigned and transferred to Citizens & Southern Commercial Corporation, by instrument recorded in Book 164, page 761, in the Probate Office of Shelby County Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE ABOVE-NAMED GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

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1. Deed Tax \$ 22.00
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 25.50

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

89 APR -3 PM 2:15

JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 28 day of March, 19 89.

WITNESS

Martha Ruel (Seal)

Alan W. Blackwell (Seal)
ALAN W. BLACKWELL

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ FLORIDA

Hillsborough COUNTY } General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ALAN W. BLACKWELL, A MARRIED MAN 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 day the same bears date.

Given under my hand and official seal this 28th day of MARCH A.D., 19 89

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXP. APR 24, 1989

Martha Ruel