

959

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

Send Tax Notice To: Daniel C. Barnette
2012 Cahaba Crest Drive
Birmingham, Alabama 35243
address

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Zero DOLLARS
& the Assumption of the Mortgage recorded in Real Vol. 142 page 966, Probate Office of Shelby
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Donald C. Fletcher & wife, Terri L. Fletcher
County, Alabama.

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

Daniel C. Barnette & Harriet A. Barnette
(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 75, according to the Survey of Altadena Woods, 22nd and 5th Sectors, as recorded
in Map Book 10, page 54, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1990.

Subject to building line, easements, restrictions, rights-of-way, agreement with Alabama
Power Company and release of damages of record.

By acceptance of this deed, grantees agree to assume the debt secured by the Mortgage
referred to above.

1. Deed Tax -----	\$	_____
2. Mig. Tax -----	\$	_____
3. Recording Fee -----	\$	_____
4. Notary Fee -----	\$	_____
5. Title Fee -----	\$	_____
6. Curative Stamp Fee --	\$	_____
Total -----	\$	_____

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 2nd
day of November, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

Donald C. Fletcher
(Seal)
Terri L. Fletcher
(Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,
hereby certify that Donald C. Fletcher, husband of Terri L. Fletcher
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 2nd day of November, A. D., 19 89

Larry L. Halcomb
Notary Public.

STATE OF WASHINGTON
KING COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Terri L. Fletcher, wife of Donald C. Fletcher, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November A.D., 1989.

E. Duane Rangle

Notary Public
(SEAL)

My Commission Expires: 2-5-90

Return to:

LARRY L. HALCOMB

ATTORNEY AT LAW

5512 OLD MONTGOMERY HIGHWAY
HOMERWOOD, ALABAMA 35208

TO

WARRANTY DEED

JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

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

89 NOV 15 PM 2:51

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----	\$	1.50
2. Mig. Tax	-----	\$	5.00
3. Recording Fee	-----	\$	3.00
4. Notary Fee	-----	\$	1.00
5. Stamp Fee	-----	\$	
6. Ad Val Stamp Fee	-----	\$	
Total	-----	\$	9.50

Recording Fee \$

Deed Tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH

BIRMINGHAM, ALABAMA 35203-2693

(205) 251-2871

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