

98

Send Tax Notice To:

Harry T. Barton
#8 Hillside Drive
Harpersville, AL. 35078



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) James A. Holliman, Attorney3821 Lorna Road, Suite 110(Address) Birmingham, AL. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTYThat in consideration of FIFTY-SIX THOUSAND AND NO/100 (\$56,000.00)----- DOLLARS

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

RONALD ROY STEPHENS and wife, VIRGINIA G. STEPHENS

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

HARRY T. BARTON and wife, BRENDA H. BARTON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

See attached Exhibit "A" for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$52,315.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 26thday of March, 19 90

WITNESS:

(Seal)

Ronald Roy Stephens
RONALD ROY STEPHENS

(Seal)

(Seal)

Virginia G. Stephens
VIRGINIA G. STEPHENS

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RONALD ROY STEPHENS and wife, VIRGINIA G. STEPHENS whose name s are 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 26th day of march A.D., 19 90My Commi Expires: 3-10-93 James A. Holliman

RECORDED
INDEXED
MAR 28 1990
BOOK 285 PAGE 166

EXHIBIT "A"

From the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 East, run North along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 651.18 feet; thence left $91^{\circ} 25'$ a distance of 225.28 feet; thence right $91^{\circ} 14'30''$ a distance of 126.70 feet; thence left $87^{\circ} 12'$ a distance of 12.09 feet to a point; thence right $81^{\circ} 56'$ a distance of 203.73 feet to the point of beginning; thence continue in a straight line a distance of 254.03 feet to a point on the South right-of-way line of Old U. S. Highway 280; thence left $91^{\circ} 30'$ along the South line of said Highway a distance of 309.06 feet; thence left $79^{\circ} 57'$ along the center line of an Alabama Power Company Transmission Line a distance of 112.70 feet; thence left $74^{\circ} 34'$ a distance of 327.45 feet to the point of beginning.

The above described parcel of land is one and the same parcel of land as that described in a deed from Marguerite A. Stephens to Ronald Roy Stephens, which deed is recorded in Real Volume 146, Page 405, in the Probate Office of Shelby County, Alabama.

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

90 APR -2 PM 2:26

JUDGE OF PROBATE

1. Deed Tax	\$ 4.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 13.00

BOOK 285 PAGE 167