

(Name) _____

(Address) _____

This instrument was prepared by

(Name) William J. Sullivan, Jr.
Sadler, Sullivan, Herring & Sharp, P.C.
 (Address) 2500 SouthTrust Tower
Birmingham, Alabama 35203

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars, Love and affection ~~XXXXXX~~

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

Lucius Leon Barton and Margaret Barr Barton, husband and wife
 (herein referred to as grantors) do grant, bargain, sell and convey unto

themselves, Lucius Leon Barton and Margaret Barr Barton
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Alabaster, Shelby County, Alabama to-wit:

Lot No. 1 and the North half of Lot No. 2, in Block 1, according to the Survey and Map of Cedar Grove Estates, situated in the Northeast Quarter of the Northeast Quarter of Section 35, and the Northwest Quarter of the Northwest Quarter of Section 36, all in Township 20 South, Range 3 West, Shelby County, Alabama; said map being recorded in the Probate Office of Shelby County Alabama. This being the same property that was conveyed to Grantors herein by deed dated February 7, 1952, recorded in Deed Book 155, page 593, and corrected by deed executed April 30, 1955, recorded in Deed Book 172, page 520, in the Probate Office of Shelby County, Alabama.

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 7th day of April, 19 92.

WITNESS:

Margaret L. Jones (Seal)
Cynthia Williams (Seal)
Parrington (Seal)

Lucius Leon Barton (Seal)
 Lucius Leon Barton (Seal)
Margaret Barr Barton (Seal)
 Margaret Barr Barton

STATE OF ALABAMA }
 SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lucius Leon Barton and Margaret Barr Barton, husband and wife whose names 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 7th day of April, A.D., 19 92

1228 1st St N.
 ALABASTER, AL 35007

Heiler Martin
 MY COMMISSION EXPIRES
 FEBRUARY 13, 1994. Notary Public.

400 PAGE 801

500. ^{cel}
 7.00

04/08/1992 03:10 PM SHELBY COUNTY 001 MCB