

SEND TAX NOTICE TO:

(Name) Roger D. Barker
4008 Kinross Lane
 (Address) Birmingham, Alabama 35242

This instrument was prepared by

(Name) Clifford M. Spencer, Jr.

(Address) 2027 1st Avenue North, Suite 1010, Birmingham, AL 35203

178,200⁰⁰

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 Two Hundred Seventy-eight Thousand Two Hundred and no/100 (\$278,200.00) DOLLARS

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

J. Quinton Mansell doing business as J Q M Enterprises

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

Roger D. Barker and wife, Marion K. Barker

(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 314, according to the Survey of Brook Highland - an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way, if any, of record, and ad valorem taxes for the current year due and payable October 1, 1993.

Mineral and mining rights excepted.

Sales price is \$278,200.00 of which \$100,000.00 was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-07601

03/19/1993-07601
 12:00 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 185.00

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, I have hereunto set my hand(s) and seal(s), this

day of March, 1993

WITNESS:

 (Seal)

 (Seal)

 (Seal)

J. Quinton Mansell doing business as J Q M Enterprises
 (Seal)
J. Quinton Mansell doing business as J Q M Enterprises
 (Seal)
J. Quinton Mansell doing business as J Q M Enterprises
 (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Quinton Mansell doing business as J Q M Enterprises 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of March, A. D., 1993

Clifford M. Spencer

Notary Public.