

This instrument was prepared by

Send Tax Notice To: Mark R. Barron

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

<sup>name</sup>  
3521 Wildewood Drive  
Pelham, Alabama 35124  
<sup>address</sup>

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 One hundred eighteen thousand and No/100 (118,000.00) DOLLARS

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

John Dory Curtis, Jr. and wife, Jane J. Curtis

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

Mark R. Barron and Joy Barron

(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 Legal Description on attached Exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to public utility easements as shown by recorded plat, including 10 feet on the Westerly side of lot.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in Real 209 page 261 in Probate Office.

Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 179 page 375 and Deed Book 315 page 207 in Probate Office.

Subject to easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 230 page 783 in Probate Office.

Subject to Agreement with Alabama Power Company as to underground cables recorded in Real 215 page 524 and covenants pertaining thereto recorded in Real 215 page 501 in Probate Office.

Subject to rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

Subject to mislocation of fence as shown in Survey dated July 12, 1989 by Laurence D. Weygand.

\$ 112,100.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 26th

day of May, 19 93

WITNESSES  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD  
06/01/1993-15660  
12:22 PM CERTIFIED  
Inst # 1993-15660  
(Seal)  
(Seal)  
(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

John Dory Curtis, Jr. (Seal)  
Jane J. Curtis (Seal)  
(Seal)

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that John Dory Curtis, Jr. and wife, Jane J. Curtis 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 26th day of May A. D., 19 93

Larry L. Halcomb

Notary Public.

EXHIBIT "A"

Part of Lot 4-A Resurvey of Lots 4 and 5, Chanda Terrace Fourth Sector as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 13 page 134; being more particularly described as follows:

Beginning at the most Northerly Corner of said Lot 4-A run in a Southwesterly direction along the Northwest line of said Lot 4-A, for a distance of 89.00 feet to an existing iron pin; thence turn an angle to the left of 145 deg. 06 min. and run in a Southeasterly direction for a distance of 105.56 feet more or less to an existing iron pin being on the West right-of-way line of Wellington Drive; thence turn an angle to the left and run in a Northerly and Northwesterly direction along the West line of said Wellington Drive and the West right-of-way line of Wildwood Drive for a distance of 63.00 feet more or less to the point of beginning.

Lot 3, according to the Survey of Chanda Terrace, Fourth Sector, as recorded in Map Book 12 page 99, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 15.00