

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Michael S. Hartsell
2716 Corsair Drive
Birmingham, AL 35244

PARCEL# 10-2-10-0-003-003

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$117,000.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JIMMIE J. BARNES and wife, LINDA W. BARNES**, (herein referred to as Grantor) do grant, bargain, sell and convey unto **MICHAEL S. HARTSELL** (herein referred to as Grantees) the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 3, according to the Map and Survey of Gentle Forest, as recorded in Map Book 6, Page 63, in the Probate Office of Shelby County, Alabama.



Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 105,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his/her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 28th day of May, 1993.


JIMMIE J. BARNES

LINDA W. BARNES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JIMMIE J. BARNES AND WIFE, LINDA W. BARNES**, 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 the 28TH day of MAY, 1993.


Notary Public

My Commission Expires: 11/20/96

Inst # 1993-16023
06/03/1993-16023
03:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

Inst # 1993-16023