

This instrument prepared by:  
John N. Randolph, Attorney  
Sirots & Pernutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Alton R. Barnes, Jr.  
Julie M. Barnes  
409 Thornberry Circle  
Hoover, AL 35242

## CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Two Hundred Seventy-Four Thousand and 00/100'S \*\*\* (\$274000.00) Dollars** to the undersigned grantor, Davis Development Co., Inc., a corporation, in hand paid by Alton R. Barnes, Jr. and Julie M. Barnes, the receipt whereof is acknowledged, the said **Davis Development Co., Inc.** does by these presents, grant, bargain, sell and convey unto **Alton R. Barnes, Jr. and Julie M. Barnes**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of The Glen at Greystone, Sector Three, as recorded in Map Book 16, page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Subject to:


1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 60, page 280, and Deed Book 121, page 234.
3. Covenants and agreement for water servitude as set out in Book 235, page 574.
4. Amended and restated restrictive covenants as recorded in Book 265, page 96.
5. Restrictions appearing of record in Book 346, page 873, and amended in Book 380, page 635.
5. Reciprocal easement agreement as set out in Book 346, page 848, and amended in Book 380, page 639.
6. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, as set out in Book 350, page 545.
7. 20 foot building line from Thornberry Circle; as shown on recorded Map.

\$218,000.00 of the purchase price recited above was paid from the proceeds of mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Alton R. Barnes, Jr. and Julie M. Barnes, 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 said Davis Development Co., Inc. does for itself, its successors and assigns, covenant with said Alton R. Barnes, Jr. AND Julie M. Barnes, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Alton R. Barnes, Jr. AND Julie M. Barnes, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Davis Development Co., Inc. by H. M. Davis, Jr., President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August, 1994.

Davis Development Co., Inc.

X   
by, H. M. Davis, Jr., President

### STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. M. Davis, Jr., President, of Davis Development Co., Inc., a corporation, whose name as such officer 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 30th day of August, 1994.

09/02/1994  
10:31 AM  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 64.50

Inst # 1994-27146

10:31 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 64.50