

SEND TAX NOTICES TO:
Dr. Clement P. Cotter, Sr.
1110 Drake Avenue, SE
Huntsville, Alabama 35802

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Twelve Thousand Five Hundred and no/100 Dollars (\$212,500.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, LARRY BARTON and LINDSAY BARTON, each individually and as co-executors under the will of LUCIUS LEON BARTON (herein referred to as "Grantor"), who died after wife Margaret Barr Barton, hereby grants, bargains, sells, and conveys unto DR. CLEMENT P. COTTER, SR. (herein referred to as "Grantee"), the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

[\$190,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

TO HAVE AND TO HOLD the described premises to Grantee, his successors and assigns forever.

AND THE GRANTOR will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 16th day of March 1995.



Larry Barton, individually and as
Co-Executor under the will of Lucius
Leon Barton



Lindsay Barton, individually and as
Co-Executor under the will of Lucius
Leon Barton

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

Karen F. Bean
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

Inst # 1995-07645

03/24/1995-07645
10:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
003 MCD 36.00

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LARRY BARTON and LINDSAY BARTON, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 16th day of March, 1995.



NOTARY PUBLIC
My Commission Expires: 2/23/98

EXHIBIT "A"

TO

**WARRANTY DEED
SELLER'S/OWNER'S AFFIDAVIT AND INDEMNITY
NON-FOREIGN AFFIDAVIT**

Grantor: Larry Barton and Lindsay Barton, individually and
as co-executors under the will of Lucius Leon
Barton

Grantee: Dr. Clement P. Cotter, Sr.

Lot 1 and the North 1/2 of Lot 2, all in Block
1, according to the map of Cedar Grove
Estates, as recorded in Map Book 3, page 53,
in the Probate Office of Shelby County,
Alabama, being situated in Shelby County,
Alabama.

SUBJECT TO:

1. General and special taxes or assessments for 1995 and subsequent years not yet due and payable.
2. Building setback line and public easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed 155 page 593 and Deed 172 page 520 in Probate Office.
4. Right(s)-of-Way granted to Shelby County by instrument(s) recorded in Deed 167 page 353 in Probate Office.

Inst # 1995-07645

**03/24/1995-07645
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