

395-1992

Inst # 1995-32391

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES E. BARRETT, SR.  
116 FOREST PARKWAY  
MONTEVALLO, AL 35115

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 (\$110,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, JAMES WILLIAM ALTSMAN and JOYCE C. ALTSMAN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JAMES E. BARRETT, SR. and MAE BARRETT, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF PARK FOREST SUBDIVISION, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 155, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. 40 foot building line as shown on recorded map.
3. 10 foot easement on rear and west side of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Restrictions appearing of record in Misc. Volume 31, page 788, Misc. Volume 32, page 420, Misc. Volume 32, page 727, Misc. Volume 32, page 728, Misc. Volume 32, page 729 and Misc. Volume 33, page 16.
6. Right-of-way granted to Alabama Power Company recorded in Volume 323, page 336.
7. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 32, page 421.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 325, page 226.


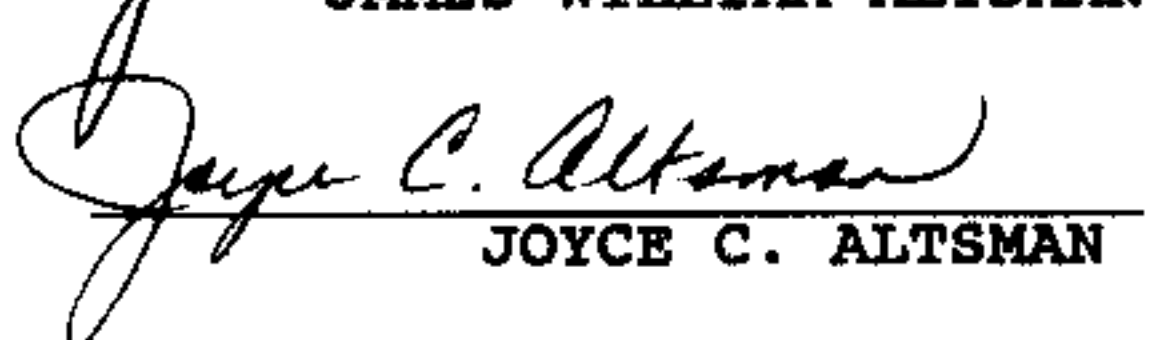
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SHELBY COUNTY JUDGE OF PROBATE  
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\$99,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES WILLIAM ALTSMAN and JOYCE C. ALTSMAN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of October, 1995.

  
JAMES WILLIAM ALTSMAN  
  
JOYCE C. ALTSMAN

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES WILLIAM ALTSMAN and JOYCE C. ALTSMAN, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of October, 1995.

  
Notary Public

My commission expires: 7/16/98

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