

**This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223**

**SEND TAX NOTICE TO:**  
Sandra F. Morrison  
4917 Sussex Road  
Birmingham, AL 35242

**STATE OF ALABAMA}**  
**COUNTY OF SHELBY}**

### Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighteen Thousand Dollars and No/100's-----(\$218,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we JON BAREFIELD and wife, DONNA CLARK BAREFIELD, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Sandra F. Morrison (herein referred to as GRANTEES) ~~all other interests, with right of survivorship,~~ the following described real estate, situated in SHELBY County, Alabama:

Lot 109, according to the Survey of Meadow Brook, Second Sector, Second Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.

**Subject to:**

Subject to:  
Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$188,000.00 of the purchase price recited above was paid from 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; in bearing the intention of the parties to the said conveyance that the said premises should be conveyed to the said grantees during the joint lives of the grantors herein, in the event that the grantor heretofore named in the said instrument should predecease the surviving grantor, and in the event that both of the said grantees should predecease the surviving grantor, the parties to the said instrument shall take as tenants in common.~~

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 3 day of

**JON BAREFIELD**

**DONNA CLARK BAREFIELD**

Inst # 1996-07314

03/06/1996-07314  
09:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD 41.00

**CLAYTON I. SWEENEY, JR.**

Inst # 1996-07314

STATE OF Alabama  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JON BAREFIELD, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of February, 1998.

Donna Marie Stone  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEB. 26, 1996

AFFIX SEAL

STATE OF Alabama  
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that DONNA CLARK BAREFIELD, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of February, 1998.

Donna Marie Stone  
Notary Public

My Commission Expires: MY COMMISSION EXPIRES FEB. 26, 1996

AFFIX SEAL

Inst # 1996-07314

03/06/1996-07314  
09:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 41.00