

This instrument was prepared by

Send Tax Notice To: Randy J. Barnard

(Name) _____

name

5157 Selkirk Drive

address

Birmingham, AL 35242

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100----- DOLLARS (\$127,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Edwina S. Sherer, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Randy J. Barnard and wife, Anna Barnard

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated

Shelby County, Alabama to-wit:

Lot 11, Block 1, according to the Plat of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$107,900.00 of the purchase price was paid from the proceeds of 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, 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 10th day of March, 19 96.

(Seal) X Edwina S. Sherer (Seal)
Edwina S. Sherer

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ~~ALABAMA~~ U.S. ARMY Kwajalein Atoll
Republic of the Marshall Islands General Acknowledgment
COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edwina S. Sherer, an unmarried woman whose name(s) 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 19th day of March A.D., 19 96

NELDA H. REYNOLDS
Notary Public, Kwajalein Atoll
Republic of the Marshall Islands
My Commission Expires 2, Dec 97

X Alden H. Reynolds
Notary Public