

Send Tax Notice to:

Michael R. Barrett
2048 Valleydale Terrace
Birmingham, Alabama 35244

Instrument Prepared By:

John G. Lowther
Attorney at Law
3500 Independence Drive
Birmingham, Alabama 35209

SURVIVORSHIP GENERAL WARRANTY DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

**08/30/1996-28532
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE**

KNOW ALL MEN BY THESE PRESENTS: 002 SNA 13.00

This Deed is made by and between Myra Jo Gingo, a married woman, hereinafter called "Grantor", and Michael R. Barrett and Jaimee K. Barrett, hereinafter called "Grantees".

The Grantor, for and in consideration of One Hundred Sixty-Five Thousand and No/100 (\$165,000.00) Dollars in hand paid by the Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Michael R. Barrett and Jaimee K. Barrett, the following described real estate located in Shelby County, Alabama:

Commence at the Northwest corner of the Southeast 1/4 of the Southeast 1/4, Section 25, Township 19 South, Range 3 West, and run East along the North line of said Southeast 1/4 of the Southeast 1/4 a distance of 470.20 feet; thence turn right an angle of 140 degrees 16' 30" a distance of 174.50 feet for point of beginning; thence turn left an angle of 71 degrees 15' 24" a distance of 186.50 feet; turn right an angle of 83 degrees 35' 19" a distance of 217.87 feet; turn right an angle of 103 degrees 55' 47" a distance of 145.05 feet; turn right an angle of 63 degrees 44' 18" a distance of 208.49 feet to the point of beginning. Being in Southeast 1/4 of Southeast 1/4, Section 25, Township 19 South, Range 3 West. Situated in Shelby County, Alabama.

ALSO a 20.0 wide foot easement for ingress and egress. Said easement being 10.0 foot wide on both sides of a centerline described as follows: Commence at the Northwest corner of the Southeast 1/4 of the Southeast 1/4, Section 25, Township 19 South, Range 3 West, and run East along the North line of said 1/4 - 1/4 Section a distance of 470.20 feet; thence turn right an angle of 140 degrees 16' 30" a distance of 174.50 feet; thence turn left an angle of 71 degrees 15' 24" a distance of 186.50 feet; thence turn right an angle of 83 degrees 35' 19" a distance of 40.06 feet to the point of beginning of said easement centerline; thence turn left an angle of 101 degrees 55' 36" a distance of 82.47 feet; thence turn left an angle of 34 degrees 55' 29" a distance of 17.29 feet to a point on Valley Dale Terrace right of way and the end of said easement centerline.

Subject to:

1. Taxes and assessments for the year 1996, and subsequent years, which are not yet due

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and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.

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 317, Page 217.

3. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 240, Page 429.

The property herein granted is not and never has been the homestead of Grantor or her spouse.

The entire purchase price has been paid from the proceeds of a mortgage recorded 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 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.

Grantor covenants with the said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be signed on this the 29th day of August, 1996.


Myra Jo Gingo

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Myra Jo Gingo, a married woman, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, she executed the same voluntarily. Given under my hand and seal this 29th day of August, 1996.


Notary Public
My Commission Expires: 1-5-99

08/30/1996-28532
08:25 AM 658168582
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 13.00