

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)**

KNOW ALL MEN BY THESE PRESENTS:

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 Sixty-Five Thousand and No/100 (\$65,000.00) 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 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; thence turn left an angle of 71 degrees 15' 24" a distance of 186.50 feet to the point of beginning of the tract of land herein described; thence continue along the last described course a distance of 130.16 feet; thence turn right an angle of 75 degrees 09' 30" a distance of 206.86 feet; thence turn right an angle of 76 degrees 38' 00" a distance of 64.05 feet; thence turn right an angle of 35 degrees 42' 00" a distance of 103.42 feet; thence turn right an angle of 76 degrees 04' 13" a distance of 217.87 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

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

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4. A 20 foot wide easement for ingress and egress as described in Deed recorded in Instrument #1996-28532.

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

\$60,000.00 of the 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 6th day of September, 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 6th day of September, 1996.


Notary Public
My Commission Expires: 1-5-99

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