

This Instrument was prepared by:  
Conwill & Justice, P.C.  
P.O. Box 557  
Columbiana, Alabama 35051

Send Tax Notice To:  
Joseph C. Motes  
Mylana Motes  
1855 Shelby Springs Rd  
Columbiana, Al 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-Six Thousand Six Hundred Fifty-Two and 50/100 Dollars (\$26,652.50), to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **TOMMIE J. BARNES, a married man**, (herein referred to as grantor), grant, bargain, sell and convey unto **JOSEPH C. MOTES and MYLANA MOTES** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real situated in **SHELBY** County, Alabama, to-wit:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 32, Township 21 South, Range 1 West, being the same land described in deeds to Tommie J. Barnes, recorded in Real Book 59, Page 775 and Tommie J. and Sharon B. Barnes, recorded in Deed Book 298, Page 39 of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a concrete monument found at the Northwest corner of Section 32; thence South 89 degrees 47 minutes 55 seconds East along the North line of said Section, a distance of 193.88 feet to a point; thence South 00 degrees 12 minutes 05 seconds West a distance of 304.16 feet to a 3/4" rebar found at the point of beginning; thence South 31 degrees 53 minutes 26 seconds East along an old fence line a distance of 400.74 feet to a 2" iron pipe found; thence North 62 degrees 40 minutes 40 seconds East a distance of 270.13 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 85 degrees 12 minutes 00 seconds East a distance of 154.83 feet to a 1/2" rebar set with a cap stamped; "S. Wheeler RPLS 16165" on the North edge of a public road; thence

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South 28 degrees 37 minutes 10 seconds West along the North edge of said road a distance of 74.88 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 09 degrees 07 minutes 29 seconds East along the North edge of said road a distance of 130.20 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 17 degrees 36 minutes 55 seconds West along the North edge of said road a distance of 68.52 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 35 degrees 27 minutes 34 seconds West along the North edge of said road a distance of 172.15 feet to a 1" rebar found; thence North 53 degrees 40 minutes 39 seconds West a distance of 280.24 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 39 degrees 05 minutes 05 seconds West a distance of 229.60 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 87 degrees 08 minutes 57 seconds West a distance of 323.72 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 01 degrees 54 minutes 09 seconds East along an old fence and painted line a distance of 627.32 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence South 89 degrees 29 minutes 00 seconds East a distance of 202.88 feet to the point of beginning. According to the survey of Sid Wheeler, dated December 11, 1996.

\$18,652.50 of the above recited purchase price was paid from a mortgage executed simultaneously herewith.

**THE ABOVE DESCRIBED PROPERTY CONSTITUTES NO PORTION OF THE HOMESTEAD OF TOMMIE J. BARNES, NOR THAT OF HIS SPOUSE.**

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that, I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to shall and convey the same as aforesaid; that I will, and my 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.

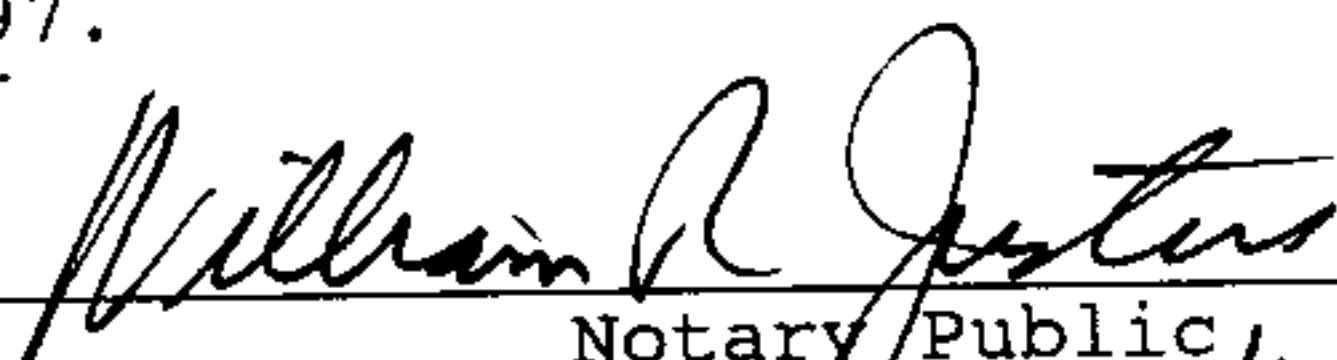
IN WITNESS WHEREOF, I have hereunto my hand and seal this 3rd  
day of January, 1997.

  
Tommie J. Barnes

STATE OF ALABAMA       }  
COUNTY OF SHELBY      }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Tommie J. Barnes, a married man, 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 3rd day of  
January, 1997.

  
Notary Public  
My Commission Expires: 9/2/99



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