

This instrument was prepared by:
 (Name) Holliman, Shockley, & Kelly
 (Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:
 (Name) Cynthia M. Marlowe & Maederer
 (Address) 704 Whippoorwill Drive
Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Three Thousand & No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we
 Richard M. Barnett & wife Janis D. Barnett
 (herein referred to as grantors), do grant, bargain, sell and convey unto

Cynthia M. Marlowe & husband John Scott Maederer
 (herein referred to as GRANTEE), as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby County, Alabama, to-wit:

Lot 37, according to the Survey of Third Addition, Riverchase West, Residential Subdivision, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$164,700.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1997-18433

06/11/1997-18433
 02:17 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 27.00

TO HAVE AND TO HOLD, unto the said GRANTEE 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 grantors herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, 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 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 28th day of May, 19 97.

WITNESS

 (Seal)

 (Seal)

 (Seal)

Richard M. Barnett (Seal)
 Richard M. Barnett
Janis D. Barnett (Seal)
 Janis D. Barnett

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Richard M. Barnett & wife Janis D. Barnett, whose names are _____ signed to the foregoing conveyance, and who are _____ known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day of May, 19 97.

James P. Holliman
 Notary Public