

This instrument was prepared by

Send Tax Notice To: K. Bryant Stephens

(Name) Larry L. Halcomb

name

4747 Vintage Lane

address

Birmingham, AL 35244

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY ONE THOUSAND FOUR HUNDRED AND NO/100-----
DOLLARS (\$141,400.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James R. Barton and wife, Dorothy M. Barton

(herein referred to as grantors) do grant, bargain, sell and convey unto K. Bryant Stephens and wife, Giannina B. Stephens

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby and Jefferson County, Alabama to-wit:

Lot 5, according to the Survey of Cahaba Pointe Addition to Wine Ridge, as recorded in Map Book 157, page 80 in the Probate Office of Jefferson County, Alabama, and Map Book 12, page 97, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1997.

Subject to restrictions or covenants, 30 foot building line, easements, agreement with Alabama Power Company, and right-of-way to Alabama Power Company, of record.

\$ 134,300.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1997-32124

10/03/1997-32124
10:38 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 30th
day of September, 19 97.

(Seal)

(Seal)

(Seal)

James R. Barton (Seal)
Dorothy M. Barton (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
James R. Barton and wife, Dorothy M. Barton
whose name(s) 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 30th day of September, A.D., 1997

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 1998