

Holliman, Shockley & Kelly
(Name) 2491 Pelham Parkway
Pelham, AL 35124
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Thousand, Nine Hundred Twenty-Three and no/100----- Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alton Wright d/b/a
Alton Wright Construction

(herein referred to as grantors) do, grant, bargain, sell and convey unto

Benjamin I. Barnes and wife Sherry C. Barnes

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

Lot 40, according to the Survey of Hunter Hills, Phase Two, as recorded in
Map Book 22, Page 94, in the Probate Office of Shelby County, Alabama.
Minerals and mining rights excepted.

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.

\$ 133,850.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

12/15/1997-40640
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 16.00

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, if be-
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 no
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 he-
and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise not-
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 sh-
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 set my hand(s) and seal(s), this 25th day of
November, 19 97.

(Seal)

Alton Wright d/b/a
Alton Wright Construction

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority Alton Wright d/b/a Alton Wright Construction, a Notary Public in and for said County in said State, hereby certify that
Alton Wright d/b/a Alton Wright Construction, whose name(s) is signed to the foregoing conveyance, and wh-
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 the 25th day of November, 19 97.

James Holliman
Notary Public 3-12-2001

Inst # 1997-40640