

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

KEVIN R. BARKER
1024 OAK TREE ROAD
BIRMINGHAM, AL 35244

Inst # 1998-28184

07/24/1998-28184
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
99.00
DOE MEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED FIFTEEN THOUSAND and 00/100 (\$315,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, G. RICHARD MYERS and ELIZABETH W. MYERS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto KEVIN R. BARKER and SHERRY L. BARKER, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3105, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 31ST ADDITION, SECTION AS RECORDED IN MAP BOOK 18 PAGE 122 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. 25 foot building setback line as shown on recorded Survey of Riverchase Country Club, 31st Addition, Section as recorded in Map Book 18, page 122 in the Probate Records of Shelby County, Alabama.
3. 15 foot easement on rear property line and 7.5 foot easement on West property line as shown on recorded Survey of Riverchase Country Club, 31st Addition, Section as recorded in Map Book 18, page 122 in the Probate Records of Shelby County, Alabama.
4. Restrictions appearing of record in Misc. Volume 14, page 536 (and amended in Misc. Volume 71, page 550); Misc. Volume 34, page 549 all appearing in the Probate Records of Shelby County, Alabama.
5. Restrictions and release of Damages as recorded in Instrument #1994-23726 in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140 Probate Records of Shelby County, Alabama.
7. Restrictive Covenants and easement of Alabama Power Company as recorded in Instrument #1995-12817 Probate Records of Shelby County, Alabama.

\$227,150.00 of the consideration herein was derived from a mortgage closed 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 (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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, G. RICHARD MYERS and ELIZABETH W. MYERS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 13th day of July, 1998.


G. RICHARD MYERS


ELIZABETH W. MYERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that G. RICHARD MYERS and ELIZABETH W. MYERS, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 13th day of July, 1998.


Notary Public

My commission expires: 7/11/02

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