

THIS INSTRUMENT PREPARED BY:

NAME William H. Halbrooks
704 Independence Plaza
ADDRESS Birmingham, Alabama 35209

Send Tax Notice To:

Jane McCann

100 Sommersby Circle

Pelham, Alabama 35124

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Four Thousand, Nine Hundred & no/100---(\$104,900.00)
Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Robert C. Barnett, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jane McCann

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of Sommersby Townhomes, as recorded in
Map Book 20, Page 112, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 91,650.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of Robert C. Barnett
nor that of his spouse.

Inst # 1998-51206

12/23/1998-51206
09:59 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 22.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 15th
day of December, 1998

(Seal)

(Seal)

(Seal)



Robert C. Barnett

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Robert C. Barnett
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 15th day of December, A. D., 1998