

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

TURNER, NORTON & JERNIGAN, L.L.C.  
Attorneys at Law  
2340 Woodcrest Place  
Suite 150  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

DONNA J. BARRETT  
1030 INDIAN CREST DRIVE  
BIRMINGHAM, AL 35124

Inst # 1999-27750

07/02/1999-27750  
03:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
24.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

# JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED FIFTY NINE THOUSAND EIGHT HUNDRED DOLLARS and 00/100 (\$259,800.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **HERBERT W. KLINKER and BONNIE JEAN KLINKER, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **DONNA J. BARRETT and MICHAEL DREW BARRETT, 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 1, ACCORDING TO THE SURVEY OF FIRST SECTOR OF SKYLINE ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

### SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. 40 foot building lines, as shown by recorded map.
3. 10 foot Easement on West and 2 foot easement on rear, as shown by recorded map.
4. Restrictions or Covenants recorded in Misc. Volume 26, page 778, in the Probate Office of Shelby County, Alabama.
5. Right of Way granted to Alabama Power Company by instrument recorded in Misc. Volume 32, page 913, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Real 63, page 338, in the Probate Office of Shelby County, Alabama.

\$246,810.00 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, **HERBERT W. KLINKER** and **BONNIE JEAN KLINKER, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of June, 1999.

✓ *Herbert W. Klinker*

By: *Bonnie Jean Klinker*

**HERBERT W. KLINKER, BY AND THROUGH  
HIS ATTORNEY-IN-FACT, BONNIE JEAN KLINKER**

✓ *Bonnie Jean Klinker*  
**BONNIE JEAN KLINKER**

THE STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said State of Alabama at Large, hereby certify that **BONNIE JEAN KLINKER**, whose name as Attorney in Fact for **HERBERT W. KLINKER**, is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 21st day of June, 1999.

*[Signature]*  
Notary Public  
My Commission Expires: 01-26-03

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **BONNIE JEAN KLINKER**, 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 21st day of June, 1999.

*[Signature]*  
Notary Public  
My commission expires: 01-26-03

Inst # 1999-27750

07/02/1999-27750  
09:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MWS 24.00