

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

Greg Barnett & Donna Barnett
131 Stone Road
Pelham, Alabama 35124

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-Three Thousand, Nine Hundred and 00/100 Dollars (\$143,900.00)** to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **H & T Home Builders, Inc., an Alabama corporation**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Greg Barnett and Donna Barnett** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13, according to the Survey of Stonehaven, Second Addition, as recorded in Map Book 25, page 7, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 2000 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives as joint tenants with right of survivorship and upon the death of either them, then to the survivor of them in fee simple and to the heirs and assigns of each such survivor forever, together with every contingent remainder and right of reversion.

And H & T Home Builders, Inc. does for itself, and for its successors and assigns covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they and their successors and assigns shall warrant and defend the same to said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, H & T Home Builders, Inc. has hereunto set my its hand this 13 day of December, 1999.

H & T Home Builders, Inc.

James W. Hamm
By **James W. Hamm, its President**

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **James W. Hamm**, whose name as President of H & T Home Builders, Inc. is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that being informed of the contents he executed the same voluntarily and with full authority for and as the act of H & T Home Builders, Inc on the day same bears date.

Given under my hand and seal this 13 day of December, in the year 1999

My Commission Expires:

3/21/2000

[Signature]
Notary Public

Inst # 1999-50435

12/15/1999-50435
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 152.50