

This instrument was prepared by

Send Tax Notice To: Jon Barton
name
504 Grove Hill Trail
Montevallo, Al. 35115
address

(Name) Patricia K. Martin, PC
2090 Columbiana Rd.
(Address) Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-six thousand five hundred and no/100 (\$46,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Claude A. Smeraglia, a married man

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

Jon Barton and Lisa Barton

(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 12, according to the Map and Survey of Shelby Spring Farms, Lakeland Sector 2,
as rcdored in Map Book 24, Page 144 A,B & C, in the Probate Office of Shelby
County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$37,200.00 of the above mentioned purchase price was paid for from a mortgage loan
which was closed simultaneously herewith.

Grantor is a married man, however, the property described herein is not
the homestead of the Grantor or his spouse.

Inst # 2000-26417

08/04/2000-26417
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 RMS 18.00

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, 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, 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 26
day of July, 2000.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Claude A. Smeraglia (Seal)
CLAUDE A. SMERAGLIA (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 Claude A. Smeraglia, a married man
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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 26 day of July A. D., 2000

Patricia K. Martin
Notary Public.