

THIS INSTRUMENT PREPARED BY:
Beadles, Newman & Lawler
3500 Hulen
Fort Worth, Tx 76107

SEND TAX NOTICE TO:
Eric Barton
113 Meadow Croft Circle
Birmingham, AL 35242

Inst # 2001-28406

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ---(\$125,000.00)----- to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **THOMAS L. OPIE AND AMY OPIE, HUSBAND AND WIFE**, (herein referred to as grantors, whether one or more) does grant, bargain, sell and convey unto Eric Barton (herein referred to as GRANTEES) ~~as joint tenants, with right of survivorship~~ the following described real estate situated in **SHELBY** County, ALABAMA:

UNIT 13, ACCORDING TO THE SIRVEY OF MEADOW BROOK TOWNHOMES, AS RECORDED IN MAP BOOK 10, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines, and limitations of record. \$100,000.00 of the consideration was paid from proceeds of a mortgage loan 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 served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest is 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 we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 18th day of October, 2000.

Thomas L. Opie
THOMAS L. OPIE
Amy Opie
AMY OPIE

STATE OF Ohio
Lorain COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **THOMAS L. OPIE**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2000.

Marianne C. Hamrick
Notary Public

My Commission Expires: 11/23/04

AFFIX SEAL

MARIANNE C. HAMRICK
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Nov. 23, 2004

07/10/2001-28406
08:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 39.00

BNL/ALWD

PAGE 1 of 2

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Ohio
Lorain COUNTY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **AMY OPIE**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2000.

Marianne C. Hamrick
Notary Public

My Commission Expires: 11-23-04

AFFIX SEAL

MARIANNE C. HAMRICK

Notary Public, State of Ohio, Cuy. Cty.

My Commission Expires Nov. 23, 2004

AFTER RECORDING RETURN TO:

Inst # 2001-28406

BNL/ALWD

07/10/2001-28406
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SHELBY COUNTY JUDGE OF PROBATE
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