

02-0256

SEND TAX NOTICE TO: TANYA N. AVERETTE AND ADAM AVERETTE

691 HIGHWAY 467

VINCENT, ALABAMA 35178

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA:
COUNTY OF SHELBY:

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$92,000.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **JIMMY LYNN BARBER and DEBORAH B. BARBER, HUSBAND AND WIFE** (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto **TANYA N. AVERETTE and ADAM AVERETTE, MARRIED INDIVIDUALS**, (herein referred to as GRANTEE(S)) for and during their joint lives 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 the **County of SHELBY, and State of Alabama**, to-wit: **PART OF LOT 1, ACCORDING TO THE SURVEY OF SILO ACRES FIRST SECTOR, RECORDED IN BOOK 7, PAGE 172, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

BEGIN AT THE NW CORNER OF LOT 1 OF SILO ACRES FIRST SECTOR AS RECORDED IN MAP BOOK 7, PAGE 172; THENCE N 89 DEG. 30' 8"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 481.36' TO THE WESTERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 467; THENCE S 15 DEG. 21' 47" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 260.06'; THENCE N 70 DEG. 51' 51" W AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 435.61'; THENCE N 0 DEG. 29' 52" W A DISTANCE OF 103.79' TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 1.87 ACRES, MORE OR LESS.

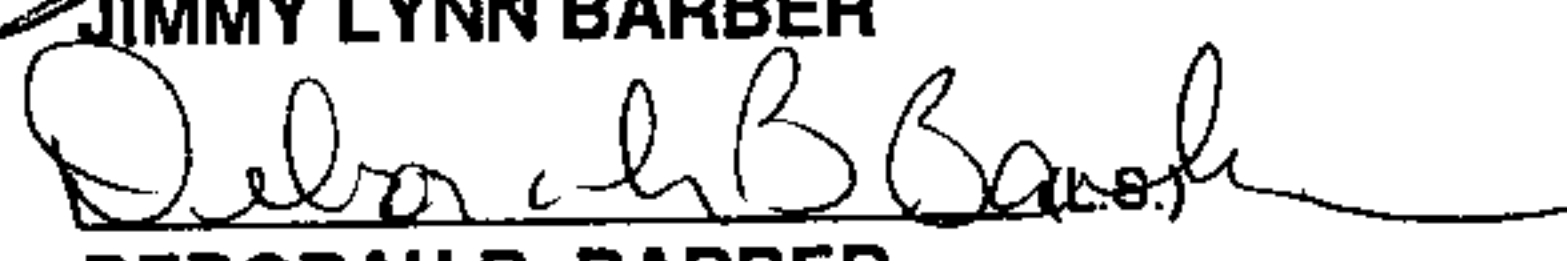
\$73,600.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject to easements, restrictive covenants and ad valorem taxes of record.

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

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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of March, 2002.

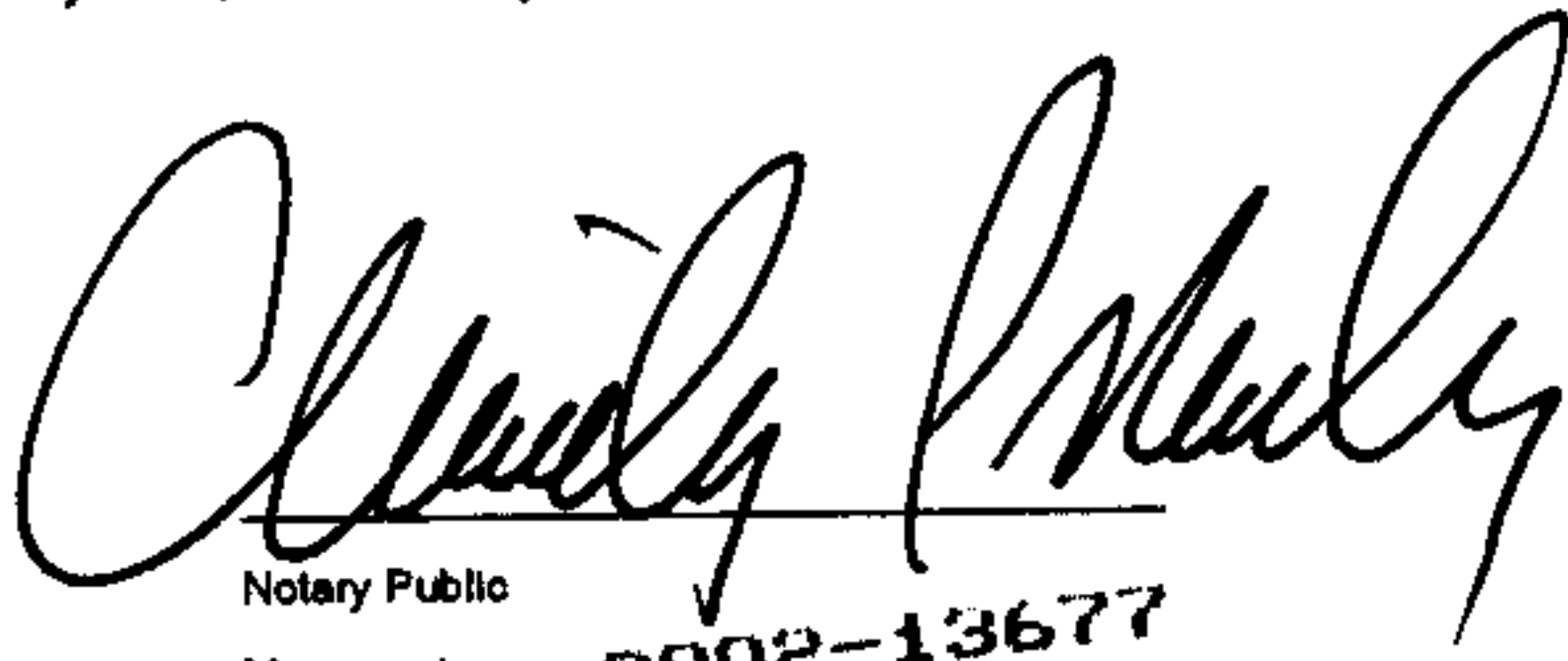

(L.S.)
JIMMY LYNN BARBER

(L.S.)
DEBORAH B. BARBER

_____(L.S.)

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that JIMMY LYNN BARBER, DEBORAH B. BARBER, and 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/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 20th day of March, 2002.


Notary Public
My commission expires 2002-13677
Inst. # 2002-13677
MY COMMISSION EXPIRES OCTOBER 27, 2005

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY, SUITE 630
Birmingham, Alabama 35243

03/22/2002-13677
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 29.50