

Send tax notice to:  
PHILLIP B. BEARDEN  
REBECCA K. BEARDEN  
117 OAK STREET  
MAYLENE, ALABAMA 35114

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #350  
Birmingham, Alabama 35243  
BHM30085

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of ONE HUNDRED SEVENTEEN THOUSAND THREE HUNDRED FORTY NINE DOLLARS AND NO /100 (\$117,349.00) in hand paid to the undersigned, GLENN A. BARNETT AND SPOUSE, JANICE M. BARNETT (hereinafter referred to as Grantors") by PHILLIP B. BEARDEN AND REBECCA K. BEARDEN (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 5, ACCORDING TO THE SURVEY OF WOODLAND HILLS, AS RECORDED IN MAP BOOK 5, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

Advalorem taxes due and payable October 01, 2003 and thereafter.

Building setback lines, easements, restrictions, rights of way, covenants and conditions as shown on recorded plat.

Right of way granted to Alabama Power Company as recorded in Volume 277, page 20.

Restrictions or covenants as recorded in Misc. Volume 002, page 874; Misc. Volume 031, page 490 and Shelby Volume 277, page 874.

TITLE TO OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.

117,300.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will,

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and their heirs, executors, administrators and assigns forever against the lawful claims of  
all persons.

IN WITNESS WHEREOF, Grantor(s), GLENN A. BARNETT AND JANICE M.  
BARNETT hereunto set their signature(s) and seal(s) on this the 3<sup>rd</sup> day of JANUARY,  
2003.

Glenn A. Barnett  
GLENN A. BARNETT

Janice M. Barnett  
JANICE M. BARNETT

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that GLENN A. BARNETT AND JANICE M. BARNETT, whose name(s) is/are  
signed to the foregoing instrument, and who is/are known to me, acknowledged before  
me on this day, that, being informed of the contents of the said instrument, he/she/they  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3<sup>rd</sup> day of JANUARY, 2003.

[NOTARIAL SEAL]

Tracy L. Trameel  
Notary Public  
Print Name: Tracy L. Trameel  
Commission Expires: 02/28/06