



20030506000276730 Pg 1/1 30.50
Shelby Cnty Judge of Probate, AL
05/06/2003 08:44:00 FILED/CERTIFIED

JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Patricia K. Martin, P.C.
(Address) 2090 Columbiana Road, Suite 3200
Birmingham, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS, (\$127,750.00)--

~~JEFFERSON~~ COUNTY

That in consideration of One Hundred Twenty-Seven Thousand Seven Hundred Fifty and NO/100-- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

David Black and wife, Michelle Black

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

Andrew W. Barr and wife, Clystia Barr

(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 23, according to the Survey of Valley Forge, as recorded in Map Book 6, page 60, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$108,550.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, we have hereunto set our hand(s) and seal(s), this 30th day of April, XX 2003

WITNESS:

(Seal) David Black (Seal)

(Seal) Michelle Black (Seal)

(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 David Black and wife, Michelle Black whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, A.D., XX 2003

Patricia K. Martin
Notary Public