

This instrument was prepared by
(Name) Massey, Stotser & Nichols, P.C.
(Address) P.O. Box 94308
Birmingham, Alabama 35220-4308

Send Tax Notice To: David M. Barnes
name
2111 N. Grande View Lane
address
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY NINE THOUSAND NINE HUNDRED AND NO/100-----
----- DOLLARS (\$239,900.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Timothy J. Allen and wife, Valerie L. Allen

(herein referred to as grantors) do grant, bargain, sell and convey unto David M. Barnes and wife, Ramona E. Barnes

(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 903, according to the Survey of Grande View Estates, Givianpour Addition
to Alabaster, 9th Addition, Phase I, as recorded in Map B00k 26, Page 86, in
the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Subject to: (1) Taxes for the year 2004 and subsequent years. (2)
Easements, restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any. (3) Mineral and mining rights, if any.

\$191,900.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded 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 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, we have hereunto set our hand(s) and seal(s), this 24th
day of November, 2003.

_____(Seal) Timothy J. Allen _____(Seal)
_____(Seal) Valerie L. Allen _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
Timothy J. Allen and wife, Valerie L. Allen
whose name(s) 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 24th day of November, 2003
My Commission Expires: 11-19-06 ECA

Notary Public