

Send Tax Notice To:

MICHAEL & MARY KATHY BARKER

35 Jackson Street  
Wilsmville Ala 35186

20050124000034150 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
01/24/2005 08:12:00 FILED/CERTIFIED

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of **SEVENTY NINE THOUSAND AND NO/00 (\$79,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**THE ESTATE OF MARY LOUISE WEAVER, DECEASED, PROBATE CASE NO. PR-2004-000473, SHELBY COUNTY, ALABAMA**

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

**MICHAEL LEE BARKER AND MARY KATHY BARKER**

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

**\$79,000.00** of the above-recited consideration was paid from a first mortgage 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 15<sup>TH</sup> day of January, 2005.

THE ESTATE OF MARY LOUISE WEAVER

  
ROBERT SEALE BEAUCHAMP AS  
PERSONAL REPRESENTATIVE

STATE OF ALABAMA)

SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby

**ROBERT SEALE BEAUCHAMP AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY LOUISE WEAVER, DECEASED, PROBATE CASE NO. PR-2004-000473, SHELBY COUNTY, ALABAMA**

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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>TH</sup> day of January, 2005

  
Notary Public

My commission expires: 10-16-08

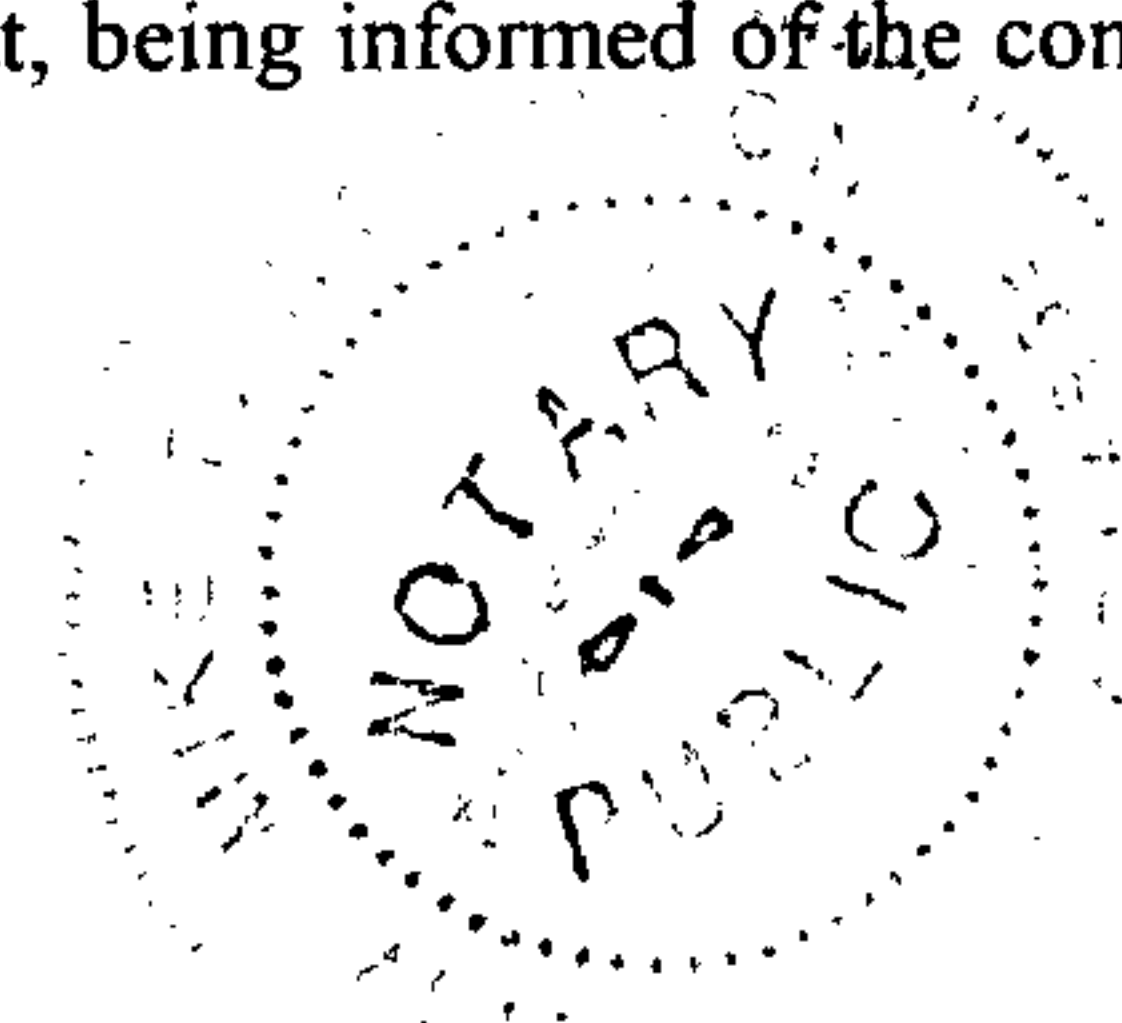


Exhibit A

20050124000034150 Pg 2/2 15.00  
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Commence at the Northwest corner of the Northwest quarter of the Southeast quarter of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama and run thence South 90 degrees 00 minutes 00 seconds east along the North line of said quarter-quarter, a distance of 397.42 feet to a point on the West margin of Jackson Street in Wilsonville, Alabama; thence run South 01 degree 34 minutes 23 seconds East along the said West margin of said Jackson Street a distance of 222.97 feet to a found axle corner and the point of beginning of the property being described; thence continue last described course along said margin of said Jackson Street a distance of 166.85 feet to a set rebar corner; thence run South 52 degrees 51 minutes 12 seconds West a distance of 18.22 feet to a corner; thence run North 78 degrees 04 minutes 23 seconds West a distance of 99.24 feet to a set rebar corner; thence run North 29 degrees 54 minutes 16 seconds West a distance of 181.43 feet to a set rebar corner; thence run North 89 degrees 59 minutes 56 seconds East a distance of 197.49 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., dated January 11, 2005.