

ALL #
\$16,720 of the purchase price was paid by a mortgage
12th and Second
Filed Simultaneously herewith

20050302000099540 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
03/02/2005 15:59:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:
Douglas H. Scofield, Attorney
P O BOX 381704
BIRMINGHAM, AL 35238

**WARRANTY DEED WITH JOINT
RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED FORTY FIVE THOUSAND NINE HUNDRED and no/100 Dollars, (\$145,900.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CEDRICK REMBERT, A MARRIED MAN** (hereinafter called "Grantor") does hereby GRANT, BARGAIN, SELL AND CONVEY unto **CHRISTOPHER BOYD BARNETT AND SARAH ELIZABETH BARNETT, HUSBAND AND WIFE** (hereinafter called "Grantees"), as Joint Tenants with Right of Survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 37, ACCORDING TO THE SURVEY OF DEARING DOWNS, 12TH ADDITION, 2ND PHASE, AS RECORDED IN MAP BOOK 16, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

****THIS DOES NOT CONSTITUTE THE HOMESTEAD OF CEDRICK REMBERT.****

Together with any improvements and/or personal property affixed thereto.


This conveyance is made subject to the following:

- 1. Taxes due October 1, 2005.
- 2. Any and all exceptions of record.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

Grantors do individually and for the heirs, executors and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

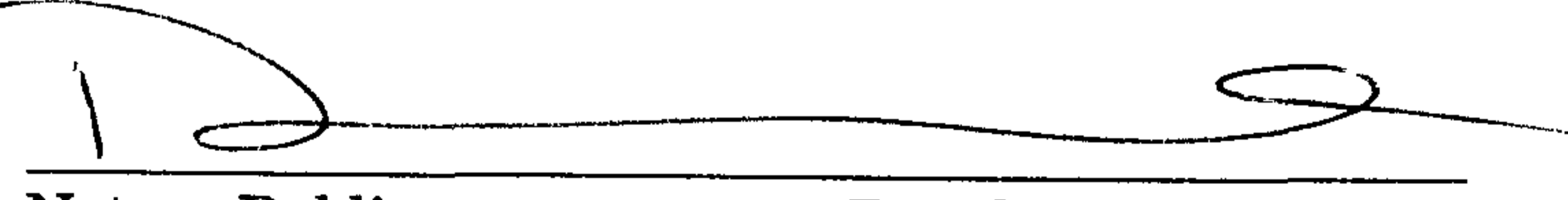
IN WITNESS WHEREOF, the Grantors have executed this Deed on this the 25TH day of FEBRUARY, 2005.


CEDRICK REMBERT

STATE OF ALABAMA
JEFFERSON COUNTY

I, a Notary Public, for the State at Large, hereby certify that **CEDRICK REMBERT, A MARRIED MAN**, whose names is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears dated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on this the 25TH day of FEBRUARY, 2005.



Notary Public: Douglas H. Scofield
My Commission Expires: October 7, 2006 (Seal)