WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

This instrument was prepared by: WILLIAM PATRICK COCKRELL WPC & ASSOCIATES LLC

(Name)

2 OFFICE PARK CIRCLE, SUITE 105 BIRMINGHAM, ALABAMA 35223

(Address)

Send tax notice to:

JAMES MATTHEW BARNETT

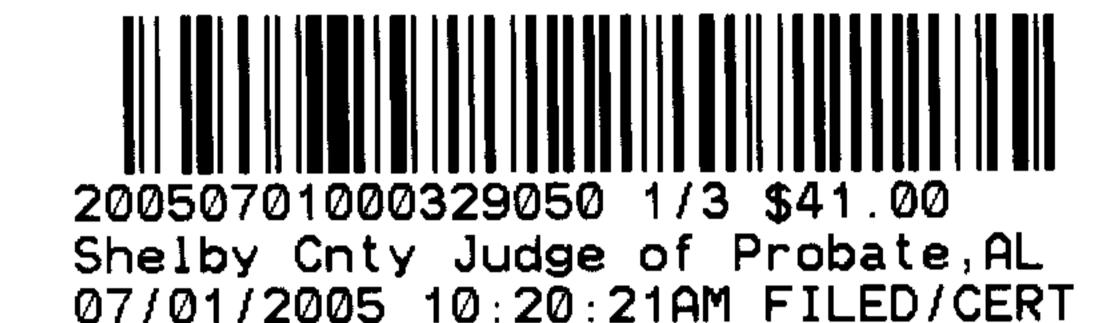
MICHELLE L. BARNETT

(Name)

503 WALKER ROAD PELHAM, AL 35124

(Address)

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED dollars (\$119,900.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), JASON J. SKELLY and BRITTNEY L. TOWNSEND, AKA BRITTNEY SKELLY, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto JAMES MATTHEW BARNETT and MICHELE L. BARNETT, HUSBAND AND WIFE (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 22, ACCORDING TO THE SURVEY OF THE VILLAGE AT STONEHAVEN, PHASE 1, AS RECORDED IN MAP BOOK 25, PAGE 119, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 95,920.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to 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

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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 we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, 06/22/05.

(Seal)

BRITTNEY L. TOWNSEND AKA BRITTNEY SKELLY

STATE OF ALABAMA
COUNTY OF SHELBY

MM

JASON J. SKELLY

General Acknowledgment

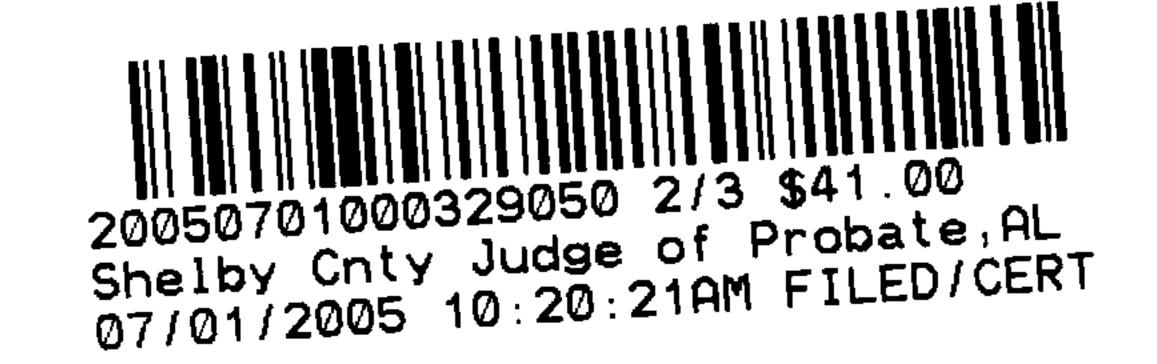
I, <u>William Patrick Cockrell</u>, a Notary Public in and for said County in said State, hereby certify that <u>JASON J. SKELLY and BRITTNEY L. TOWNSEND AKA BRITTNEY SKELLEY</u>, <u>HUSBAND AND WIFE</u> whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before 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 06/22/05.

Notary Public

Notary Public, AL State at Large My Comm. Expires May 28, 2006

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Return to: William Patrick Cockrell

WPC & Associates LLC 2 Office Park Circle

Suite 105

Birmingham, Alabama 35223

