This instrument was prepared by
Michelle Benson
Richard B. McClelland
Attorney at Law
300 Office Park Drive, Suite 230
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Greg Barnett and Donna Barnett 144 Stonehaven Pelham, Alabama 35124

> 20051017000538830 1/2 \$22.50 Shelby Cnty Judge of Probate, AL 10/17/2005 09:23:56AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of One Hundred Sixty-Five Thousand and No/100 Dollars (\$165,000.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, Allen M. Johnson and Leah I. Johnson, husband and wife (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto Greg Barnett and Donna Barnett, husband and wife (herein referred to as GRANTEE(S)), as joint tenants, with right of

LOT 1, ACCORDING TO THE MAP AND SURVEY OF STONEHAVEN, AS RECORDED IN MAP BOOK 21, PAGE 25, AS RECORDED IN THE OFFICE OF

THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA

survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Subject to: (1) Taxes for the year 2005 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1996-20509, in the Probate Office of Shelby County, Alabama. (5) Restrictive Covenants and Grant of Land Easement for underground facilities as recorded in Instrument 1998-17750 and Instrument 1999-12017. (6) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 21, Page 25.

\$ 156,750.00 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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this September 29, 2005.

Allen M. Johnson

__(Seal)

Leah I. Johnson

_(Seal)

STATE OF ALABAMA

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned authroity, a Notary Public in and for said County, in said State, hereby tertify that Allen M. Johnson and Leah I. Johnson, whose name(s) was (were) signed to the foregoing conveyance, and whose Mafer known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conten executed the same voluntarily on the day the same bears date//

Given under my hand and official seal this 29th day of September, 2005.

Notary Public.

My Commission Expires NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: OCT 21, 2006

BONDED THRU NOTARY PUBLIC UNDERWRITERS

20051017000538830 2/2 \$22.50 Shelby Cnty Judge of Probate, AL 10/17/2005 09:23:56AM FILED/CERT

Shelby County, AL 10/17/2005 State of Alabama

Deed Tax:\$8.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP Closers' Choice