

This instrument was prepared by:  
✓ Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Gary D. Barnett  
3117 Hwy 83  
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20070824000399410 1/2 \$54.00  
Shelby Cnty Judge of Probate, AL  
08/24/2007 09:50:35AM FILED/CERT

That in consideration of Thirty Nine Thousand Nine Hundred dollars and Zero cents (\$39,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Becky Lynn McManus (herein referred to as grantors) do grant, bargain, sell and convey unto Gary D. Barnett and wife, Vickie D. Barnett (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

BECKY LYNN AND BECKY LYNN MCMANUS ARE ONE AND THE SAME PERSON.

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, I have hereunto set my hand and seal, this 17th day of August, 2007.

\_\_\_\_\_  
(Seal)

Becky Lynn McManus  
Becky Lynn McManus (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, Janet F. Parson, a Notary Public in and for said County, in said State, hereby certify that Becky Lynn McManus 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August, 2007.

My commission expires: 10/16/2008

Janet F. Parson  
Janet F. Parson, Notary Public


Shelby County, AL 08/24/2007  
State of Alabama

Deed Tax: \$40.00

# EXHIBIT A

Commence at the SW corner of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 24 minutes 43 seconds East a distance of 1335.59 feet; thence North 01 degrees 07 minutes 50 seconds West a distance of 561.56 feet; thence North 01 degrees 07 minutes 50 seconds North a distance of 93.25 feet to a point on the North right of way of Shelby County Highway No. 81; thence North 38 degrees 57 minutes 52 seconds East along said right of way a distance of 56.29 feet; thence leaving said right of way, South 85 degrees 29 minutes 43 seconds East a distance of 277.54 feet; thence South 85 degrees 02 minutes 00 seconds East a distance of 324.96 feet; thence South 85 degrees 02 minutes 00 seconds East a distance of 204.45 feet; thence South 86 degrees 23 minutes 59 seconds East a distance of 101.16 feet to the point of beginning; thence South 85 degrees 29 minutes 29 seconds East a distance of 959.82 feet; thence South 60 degrees 51 minutes 30 seconds East a distance of 217.77 feet; thence North 30 degrees 09 minutes 36 seconds East a distance of 93.94 feet to a point in the center of Blue Spring Branch; thence along said centerline, South 25 degrees 01 minutes 53 seconds East a distance of 50.38 feet; thence continue along said centerline, South 09 degrees 41 minutes 06 seconds West a distance of 101.96 feet; thence leaving said centerline, North 85 degrees 05 minutes 06 seconds West a distance of 573.74 feet; thence North 85 degrees 03 minutes 43 seconds West a distance of 200.17 feet; thence North 85 degrees 02 minutes 35 seconds West a distance of 460.60 feet; thence North 00 degrees 39 minutes 09 seconds East a distance of 142.83 feet to the point of beginning.

According to survey of Larry W. Carver, PLS #15454, dated May 28, 2006.

  
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