

20080415000154040 1/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
04/15/2008 02:41:44PM FILED/CERT

**WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of **Ten Thousand and No/100 (\$10,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **JERRY WAYNE BARNES, A MARRIED INDIVIDUAL**, (hereinafter referred to as GRANTOR(S), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JERRY WAYNE BARNES AND JANICE K. BARNES**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of SHELBY, State of Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.**

**THE PURPOSE OF THIS WARRANTY DEED IS TO ADD JANICE K. BARNES TO TITLE.**

**PREPARER OF THIS DOCUMENT IS ACTING AS SCRIVENER ONLY. NO TITLE SEARCH WAS CONDUCTED.**

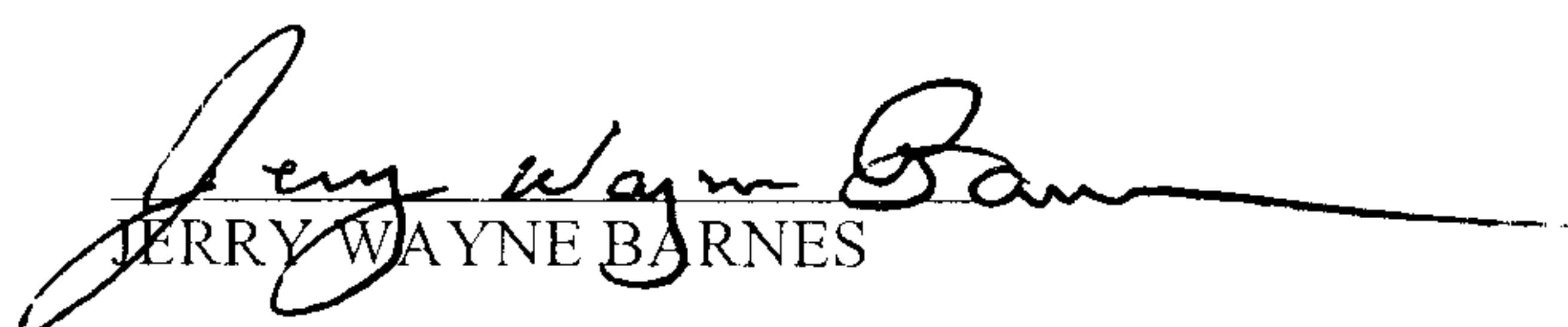
SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records. Ad valorem taxes for the year 2008, are a lien, but not yet due and payable, and any subsequent years.

**TO HAVE AND TO HOLD**, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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. that I (we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

**IN WITNESS WHEREOF**, I/we have hereunto set my/our hand and seal, this the 11 day of April 2008.

Shelby County, AL 04/15/2008  
State of Alabama  
Deed Tax: \$10.00

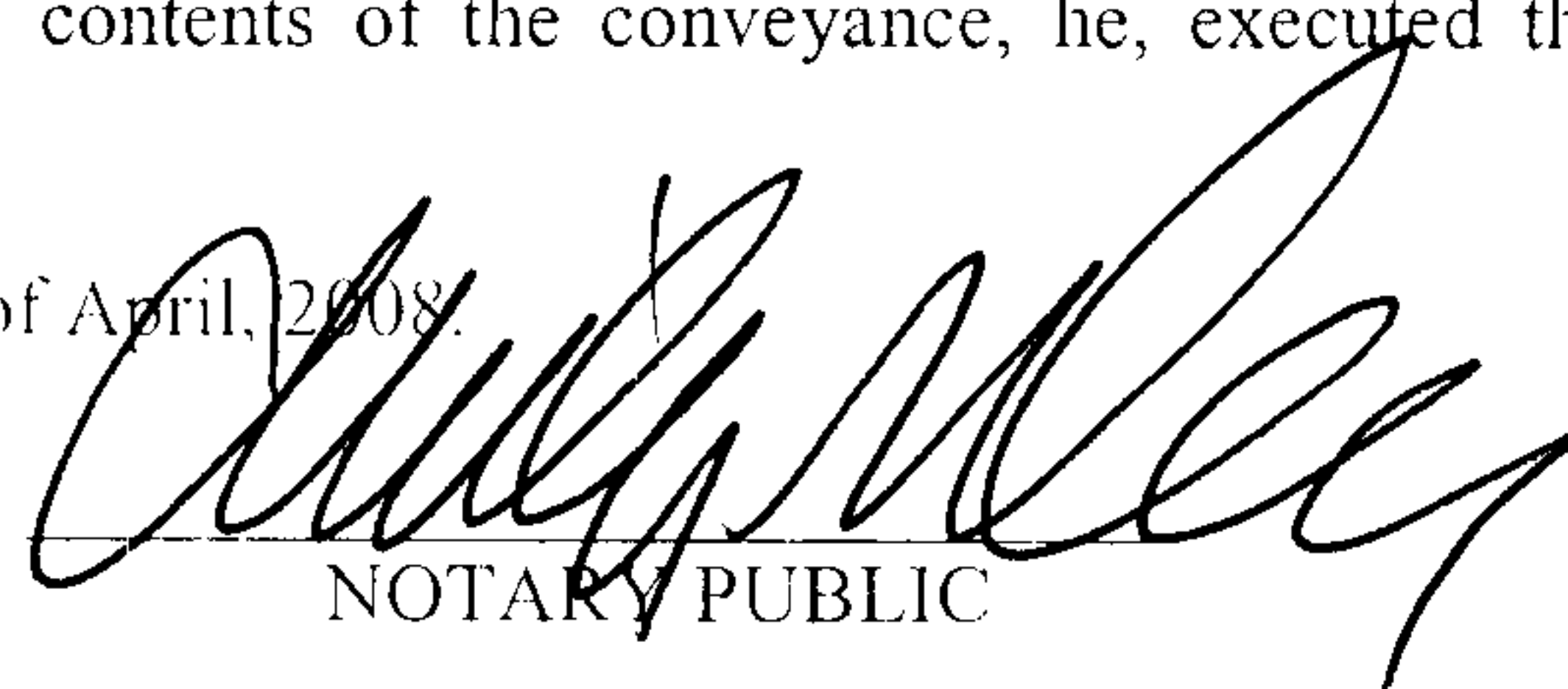
  
JERRY WAYNE BARNES

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county and state hereby certify Jerry Wayne Barnes, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 11 day of April, 2008

My Comm. Exp.:

  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
MOSELEY & ASSOCIATES, P.C.  
2871 ACTON ROAD, SUITE 101  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
JERRY W. BARNES AND JANICE C. BARNES  
5568 HIGHWAY 61  
WILSONVILLE, ALABAMA 35186

**CHRISTOPHER P. MOSELEY  
MY COMMISSION EXPIRES 10/07/09**

EXHIBIT "A"

THE WEST 210 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF  
SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST,  
THENCE RUN NORTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER  
SECTION A DISTANCE OF 221.31 FEET; THENCE TURN AN ANGLE OF 89  
DEGREES 02 MINUTES 42 SECONDS TO THE LEFT AND RUN A DISTANCE OF  
1260.56 FEET TO A POINT ON THE EAST LINE OF A 60-FOOT ROAD  
EASEMENT; THENCE TURN AN ANGLE OF 91 DEGREES 02 MINUTES 30  
SECONDS TO THE LEFT AND RUN SOUTH ALONG SAID ROAD EASEMENT A  
DISTANCE OF 221.31 FEET TO THE SOUTH LINE OF SAID NORTHEAST  
QUARTER OF THE SOUTHWEST QUARTER; THENCE TURN AN ANGLE OF 88  
DEGREES 57 MINUTES 30 SECONDS TO THE LEFT AND RUN ALONG SAID  
SOUTH LINE A DISTANCE OF 1260.23 FEET TO THE POINT OF BEGINNING.  
LESS AND EXCEPT 1 ACRE, IN THE SOUTHEAST CORNER. SITUATED IN THE  
NORTHEAST QUARTER OF SOUTHWEST QUARTER, SECTION 22, TOWNSHIP  
21 SOUTH, RANGE 1 EAST, HUNTSVILLE MERIDIAN, SHELBY COUNTY,  
ALABAMA.



THIS INSTRUMENT WAS PREPARED BY: MIKE T. ATCHISON, ATTORNEY AT LAW  
POST OFFICE BOX 822  
COLUMBIANA, ALABAMA 35051

STATE OF ALABAMA

MORTGAGE FORECLOSURE DEED

20080415000154040 3/4 \$30.00  
Shelby Cnty Judge of Probate, AL  
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SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that, WHEREAS, on or about the 25th day of June, 1993, CHARLES S. HORTON and wife, JUNE L. HORTON, executed a mortgage conveying the real estate hereinafter described in Shelby County, Alabama, to FIRST FAMILY FINANCIAL SERVICES, INC., as Mortgagee, which said mortgage was recorded in Instrument #1993-19454, which said mortgage was subsequently assigned to JERRY WAYNE BARNES, by assignment dated June 30, 2004, recorded in Instrument #20040702000367560, in the Office of the Judge of Probate of Shelby County, Alabama (hereinafter referred to as "said mortgage" or words to that effect), which said mortgage and the indebtedness secured thereby is and was as of the date upon which this foreclosure proceeding was instituted, and is and was as of the date upon which this foreclosure deed was executed, the sole property of said Mortgagee; and

WHEREAS, in and by said mortgage said Mortgagee was authorized and empowered in case of default in the payment of the indebtedness thereby secured according to the terms thereof, to sell said real estate in front of the Court-house door in the City of Columbiana, Shelby County, Alabama, after giving twenty-one days notice of the time, place, and terms, of said sale, by publication once a week for three consecutive weeks prior to said sale in some newspaper published in Shelby County, Alabama, such sale to be at public outcry for cash, to the highest bidder, and said mortgage provided that in case of sale under the power and authority contained in the same the Mortgagee or any person conducting said sale for the Mortgagee might bid at the same and purchase said property if the highest bidder therefor; and

WHEREAS, default was made in the payment of the indebtedness secured by said mortgage, and such default continuing, the said Mortgagee did give due and proper notice of the foreclosure of said mortgage by publication in the Shelby County Reporter, a newspaper of general circulation published in Shelby County, Alabama, in its issues of October 20, 27, and November 3, 2004, and;

WHEREAS, on November 15, 2004, at approximately 12:00 o'clock noon, being the day and approximate time on which the foreclosure sale was scheduled to be held under the terms of said notice between the legal hours of sale, said foreclosure was duly and properly conducted and said Mortgagee did, in strict compliance with the power of sale contained in said mortgage, offer for sale at public outcry to the highest bidder for cash in front of the Shelby County Courthouse front door in the City of Columbiana, Shelby County, Alabama, the real estate hereinafter described and against which said Mortgagee held a first mortgage lien; and

WHEREAS, the undersigned, Mike T. Atchison, was the auctioneer, agent and attorney-in-fact who conducted said foreclosure sale and was the person conducting said sale for the said JERRY WAYNE BARNES; and

WHEREAS, the last, highest and best bid for said real estate described in said mortgage was the bid of JERRY WAYNE BARNES in the amount of Twenty-Seven Thousand and no/100 (\$27,000.00)-----Dollars, which sum of money was offered as credit toward a portion of the indebtedness secured by said mortgage, and said real estate was thereupon sold to JERRY WAYNE BARNES.

NOW THEREFORE, in consideration of the premises and a credit in the amount of Twenty-Seven Thousand and no/100 Dollars (\$27,000.00) toward a portion of the indebtedness secured by said mortgage, the said JERRY WAYNE BARNES, acting by and through Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for CHARLES S. HORTON and wife, JUNE L. HORTON and for JERRY WAYNE BARNES, respectively, and by and through Mike T. Atchison, as auctioneer conducting said sale, does hereby grant, bargain, sell and convey unto the said JERRY WAYNE BARNES, the following described real estate situated in Shelby County, Alabama, together with all improvements thereon and appurtenances thereto, to-wit:

The West 210 feet of the following described parcel of land:  
Begin at the Southeast corner of the Northeast Quarter of Southwest Quarter, Section 22, Township 21 South, Range 1 East; thence run North along the East line of said Quarter-Quarter Section a distance of 221.31 feet; thence turn an angle of 89 degrees 02 minutes 42 seconds to the left and run a distance of 1260.56 feet to a point on the East line of a 60-foot road easement; thence turn an angle of 91 degrees 02 minutes 30 seconds to the left and run South along said road easement a distance of 221.31 feet to the South line of said Northeast Quarter of the Southwest Quarter; thence turn an angle of 88 degrees 57 minutes 30 seconds to the left and run along said South line a distance of 1260.23 feet to the point of beginning. LESS AND EXCEPT 1 ACRE, in the Southeast corner. Situated in the Northeast Quarter of Southwest Quarter, Section 22, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.




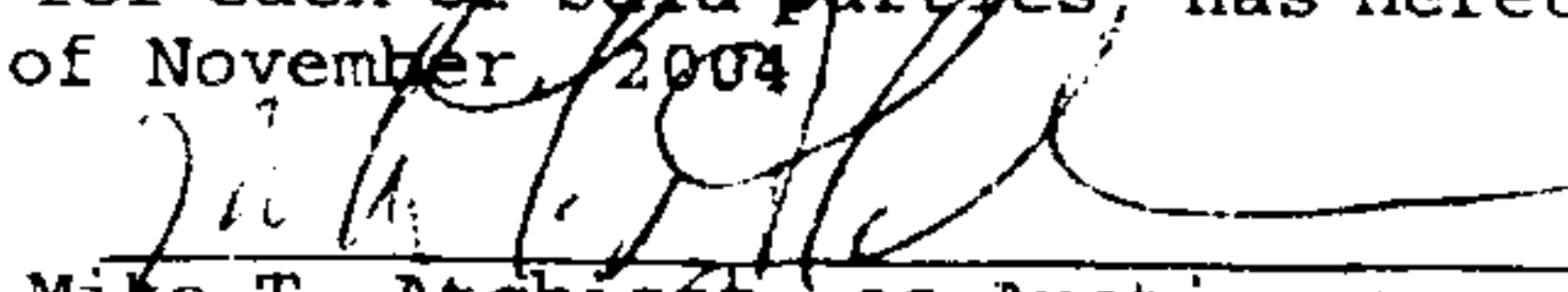


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TO HAVE AND TO HOLD the above described real estate unto the said JERRY WAYNE BARNES, his heirs, successors, and assigns forever, together with the hereditaments and appurtenances thereto belonging; subject, however, to the statutory right-of-redemption from said foreclosure sale on the part of those entitled to redeem, as provided by the laws of Alabama, and to all easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the said JERRY WAYNE BARNES and CHARLES S. HORTON and wife, JUNE L. HORTON, have caused this instrument to be executed by and through Mike T. Atchison, acting as auctioneer conducting said sale and as attorney-in-fact for all parties separately, and Mike T. Atchison, as auctioneer conducting said sale and as attorney-in-fact for each of said parties, has hereto set his hand and seal on this the 15th day of November, 2004.

  
Mike T. Atchison, as Auctioneer  
Attorney-in-fact for Charles S.  
Horton

  
Mike T. Atchison, as Auctioneer and  
Attorney-in-fact for June L.  
Horton

  
Mike T. Atchison, as Auctioneer  
conducting said sale

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike T. Atchison, whose name as Auctioneer is signed to the foregoing conveyance, and who signed the names of CHARLES S. HORTON and wife, JUNE L. HORTON, to the above conveyance, and also signed the name of JERRY WAYNE BARNES, 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 executed the same voluntarily on the day the same bears date, as the action of himself as Auctioneer and the person conducting said foreclosure sale for the said Mortgagee, with full authority, for and as the act of said Mortgagee, and for and as the act of CHARLES S. HORTON and JUNE L. HORTON, in the mortgage referred to in the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal, on this the 15th day of November, 2004.

  
Notary Public