

**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 W. BARNES AND JANICE K. BARNES, HUSBAND AND WIFE**, (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 W. 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

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

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

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

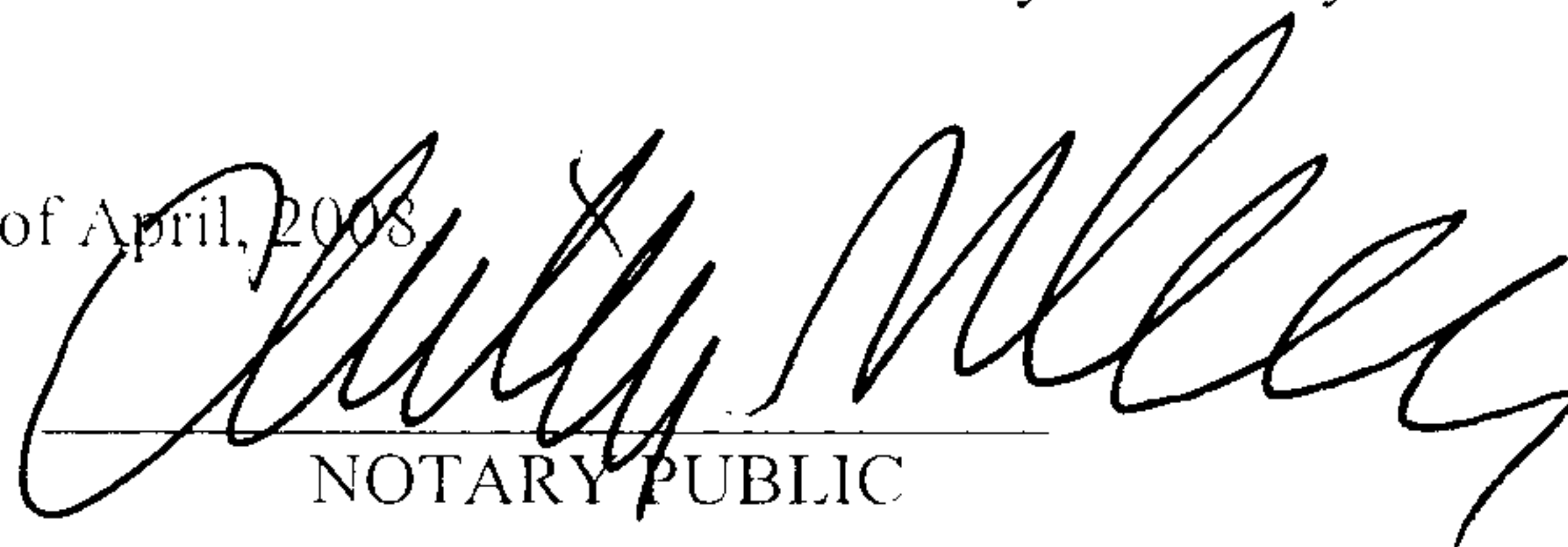

JERRY W. BARNES

JANICE K. BARNES

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said county and state hereby certify Jerry W. Barnes and Janice K. 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, they, 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"


20080415000154050 2/5 \$33.00
Shelby Cnty Judge of Probate, AL
04/15/2008 02:41:45PM FILED/CERT

COMMENCE AT THE SOUTHWEST CORNER OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION A DISTANCE OF 60.00 FEET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 02 MINUTES 30 SECONDS TO THE LEFT AND RUN A DISTANCE OF 442.62 FEET TO POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 200.00 FEET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 02 MINUTES 30 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 325.00 FEET; THENCE TURN A DEFLECTION ANGLE OF 88 DEGREES 57 MINUTES 30 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 200 FEET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 02 MINUTES 30 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

ALSO, THE RIGHT TO USE THE 60 FOOT EASEMENT FOR A ROADWAY DESCRIBED AS FOLLOWS: A 60 FOOT EASEMENT FOR A ROADWAY OFF THE WEST SIDE OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ AND THE S $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ LYING SOUTH OF HIGHWAY NO. 61. SITUATED IN SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, HUNTSVILLE MERIDIAN, SHELBY COUNTY, ALABAMA.



20080415000154050 3/5 \$33.00
Shelby Cnty Judge of Probate, AL
04/15/2008 02:41:45PM FILED/CERT

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE
1629 11th Avenue South
Birmingham, Alabama 35205

JERRY W. BARNES
5568 HWY 61
WILSONVILLE, ALABAMA 35186

File #890183MTE

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Five Thousand and 00/100 (\$75,000.00) DOLLARS and other good and valuable consideration to the undersigned grantor (whether one or more), JO ANN BARNES, AN UNMARRIED WOMAN in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JERRY W. BARNES (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien but are not yet due and payable until October 1, 1999.
2. Restrictions, covenants and reservations of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 24th day of February, 1999.

JO ANN BARNES (SEAL)
JO ANN BARNES

(SEAL)

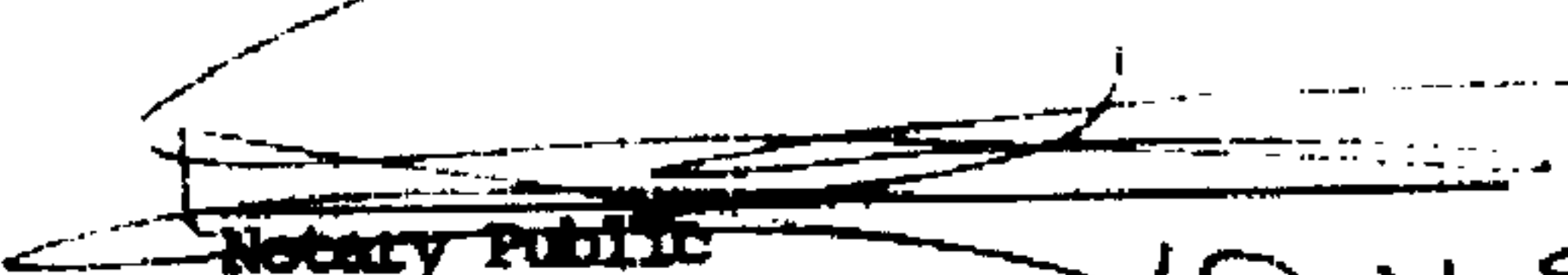
03/09/1999-09886
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
203 RMS 14.50

Inst # 1399-09886

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that JO ANN BARNES, AN UNMARRIED WOMAN 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/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February, 1999.


Notary Public

My commission expires: 10-21-99



20080415000154050 4/5 \$33.00
Shelby Cnty Judge of Probate, AL
04/15/2008 02:41:45PM FILED/CERT



20080415000154050 5/5 \$33.00
Shelby Cnty Judge of Probate, AL
04/15/2008 02:41:45PM FILED/CERT

SCHEDULE "A"

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID 1/4- 1/4 SECTION A DISTANCE OF 60.00 FEET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 02 MINUTES 30 SECONDS TO THE LEFT AND RUN A DISTANCE OF 442.62 FEET TO POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 200.00 FEET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 02 MINUTES 30 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 325.00 FEET; THENCE TURN A DEFLECTION ANGLE OF 88 DEGREES 57 MINUTES 30 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 200 FEET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 02 MINUTES 30 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NE 1/4 OF THE SW 1/4, SECTION 22, TOWNSHIP 21 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

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Inst # 1999-09886

03/09/1999-09886
12:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HHS 14.50

jos