

**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 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

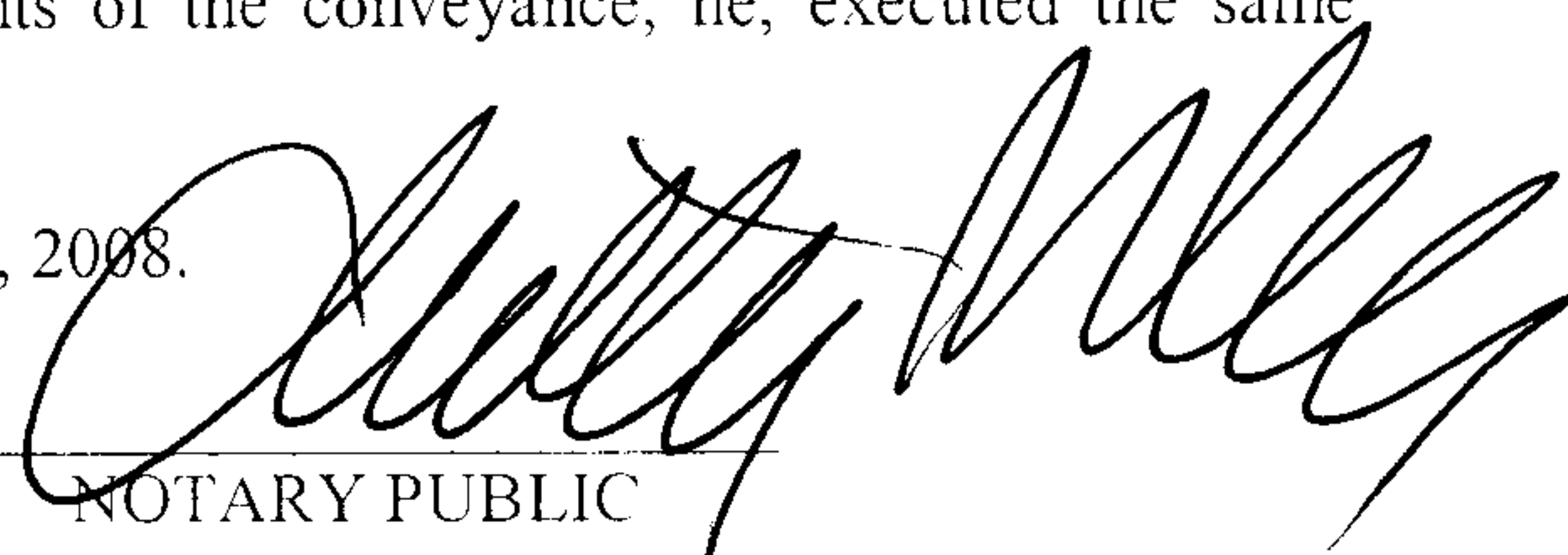
  
JERRY WAYNE BARNES

**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'

  
20080415000154060 2/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
04/15/2008 02:41:46PM FILED/CERT

A PART OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING, START AT THE NORTHEAST CORNER OF BLOCK NO. 136, ACCORDING TO SAFFORD'S MAP OF THE TOWN OF SHELBY DATED 1890; THENCE NORTHWARDLY ALONG THE EXTENSION NORTHWARDLY TO THE EAST LINE OF SAID BLOCK 136, A DISTANCE OF 80 FEET TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE NORTHWARDLY ALONG SAID EXTENSION NORTHWARDLY A DISTANCE OF 423.6 FEET TO A POINT WHICH IS 205 FEET SOUTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE L & N RAILROAD, MEASURED ALONG THE EXTENSION NORTHWARDLY OF THE EAST LINE OF SAID BLOCK 136; THENCE WESTWARDLY PARALLEL TO THE SOUTH LINE OF SAID L&N RIGHT OF WAY A DISTANCE OF 129.8 FEET; THENCE SOUTHWARDLY 192 FEET; THENCE WESTWARDLY 165 FEET; THENCE SOUTHWARDLY PARALLEL TO THE EXTENSION NORTHWARDLY OF THE EAST LINE OF SAID BLOCK 136; A DISTANCE OF 125 FEET TO A POINT 80 FEET NORTH OF THE NORTH LINE OF SAID BLOCK 136; THENCE EASTWARDLY PARALLEL TO AND 80 FEET NORTH OF THE NORTH LINE OF SAID BLOCK 136, A DISTANCE OF 251 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.4 ACRES MORE OR LESS.

ALSO:

LOTS NO. 22 AND 23 IN BLOCK 119 ACCORDING TO SAFFORD'S SURVEY OF THE TOWN OF SHELBY AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.



SEND TAX NOTICE TO:

(Name) JERRY WAYNE BARNES

(Address) Shelby, Al. 35143

1511

This instrument was prepared by

(Name) Erline Mayhew

(Address) Columbiana, Al. 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

20080415000154060 3/3 \$27.00  
Shelby Cnty Judge of Probate, AL  
04/15/2008 02:41:46PM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Charlies S. Barnes, Jr. and wife Minnie Lou Barnes

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jerry Wayne Barnes

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

A part of Sec. 18, Twp 22 South, Range 1 East, described as follows:

To find the point of beginning, start at the Northeast corner of Block No. 136, according to Safford's Map of the Town of Shelby dated 1890; thence northwardly along the extension northwardly to the East line of said Block 136, a distance of 80 feet to a point which is the point of beginning; thence continue northwardly along said extension northwardly a distance of 423.6 feet to a point which is 205 feet South of the South line of the right of way of the L & N Railroad, measured along the extension northwardly of the East line of said Block 136; thence westwardly parallel to the South line of said L & N Right of Way a distance of 129.8 feet; thence southwardly 192 feet; thence westwardly 165 feet; thence southwardly parallel to the extension northwardly of the East line of said Block 136; a distance of 125 feet to a point 80 feet north of the north line of said Block 136; thence Eastwardly parallel to and 80 feet north of the north line of said Block 136, a distance of 251 feet to the point of beginning and containing 1.4 acres more or less.

Also:

Lots No. 22 and 23 in Block 119 according to Safford's Survey of the Town of Shelby as recorded in the office of the Probate Judge of Shelby County, Alabama.

GRANTORS RESERVES UNTO THEMSELVES A LIFE ESTATE IN AND TO ALL OF THE ABOVE DESCRIBED PROPERTY.

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 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, we have hereunto set our hands(s) and seal(s), this day of August, 1984.

STATE OF ALA. SHELBY CO. (Seal)  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
1984 AUG 29 AM 9:17 (Seal)

Charlie S. Barnes Jr. (Seal)  
Charlie S. Barnes Jr.  
Minnie Lou Barnes (Seal)  
Minnie Lou Barnes (Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie S. Barnes Jr. and wife Minnie Lou Barnes whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 29 day of August, A. D., 1984.

will pick up

Erline B Mayhew