20100830000278600 1/2 $35.00
Shelby Cnty Judge of Probate, AL
08/30/2010 01:42:54 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Send Tax Notice to:
Michael Coty Barrett
Allison Lindsay Barrett
3401 Wildewood Drive
Pelham, AL 35124

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Thousand and No/100, ($20,000.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Michael Coty Barrett and Allison Lindsay Barrett, (herein referred to as "GRANTEES"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 162, according to the Survey of Long Branch Estates, Phase II Final Plat, as recorded in Map Book 36, Pages 93 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2010, not yet due and payable.
2. Restrictions and Notes as shown by recorded map.
3. Building line(s) as shown by recorded map.
4. Easement(s) as shown by recorded map.
5. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
6. Declaration of Protective Covenants for Long Branch appearing of record in Instrument 20041222000697420 and 1st Supplement to Declaration of Covenants as recorded in Instrument 20061218000613530, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
7. Right of way to BellSouth Telecommunication, Inc. as recorded in Instrument 20050526000257590, in the Probate Office of Shelby County, Alabama.
8. Grant of Land Easement with Restrictive Covenants granted to Alabama Power Company by instrument recorded in Instrument 20050801000387500, Instrument 20050801000387430, Instrument 20060201000052790, in the Probate Office of Shelby County, Alabama.
9. Covenants regarding onsite sewer disposal appearing of record in Instrument 20001190000028960, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 08/30/2010
State of Alabama
Deed Tax : $20.00

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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.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, BancorpSouth Bank, a banking corporation, by David L. Williamson whose name as Senior Vice President and Earl H. Tharp whose name as Senior Vice President, have hereto set their signatures and seals, this 23rd day of August, 2010.

BancorpSouth Bank

_____(SEAL)
BY: David L. Williamson
ITS: Senior Vice President

_____(SEAL)
BY: J. David Salter, Jr.
ITS: Senior Vice President

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

CORPORATE ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in an for said County and State hereby certify that David L. Williamson whose name as Senior Vice President and J. David Salter, Jr. whose name as Senior Vice President of BancorpSouth Bank, a banking corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me, on this day that, being informed of the contents of such conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 23rd day of August, 2010.

_____
Notary Public
My commission expires:

[notarial seal]

Cynthia K. Mitchell
Notary Public
Alabama State at Large
My Commission Expires March 16, 2011