

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Joe Barnwell, Jr.
315 N. Timothy Drive
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

\$5,000.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND NO/00 DOLLARS (\$10.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Joe Barnwell, Jr. and wife, Crissy Barnwell (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Joe Barnwell, Jr. and wife, Crissy Barnwell, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

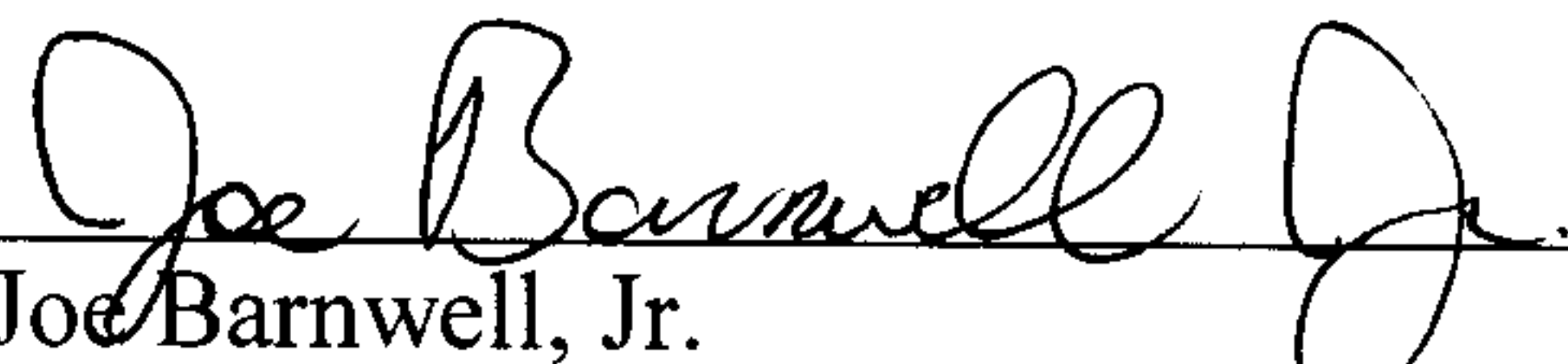
Lot 70, according to the First Addition of Triple Springs, First Sector, as recorded in Map Book 6, Page 51 in the Office of the Judge of Probate of Shelby County, Alabama. Also, a 20-foot strip on the East side of the above described lot, running from Sunnywood Circle to Shelby County Highway #78 (Mooney Road) as recorded in Deed Book 297, Page 564, in said Probate Office.

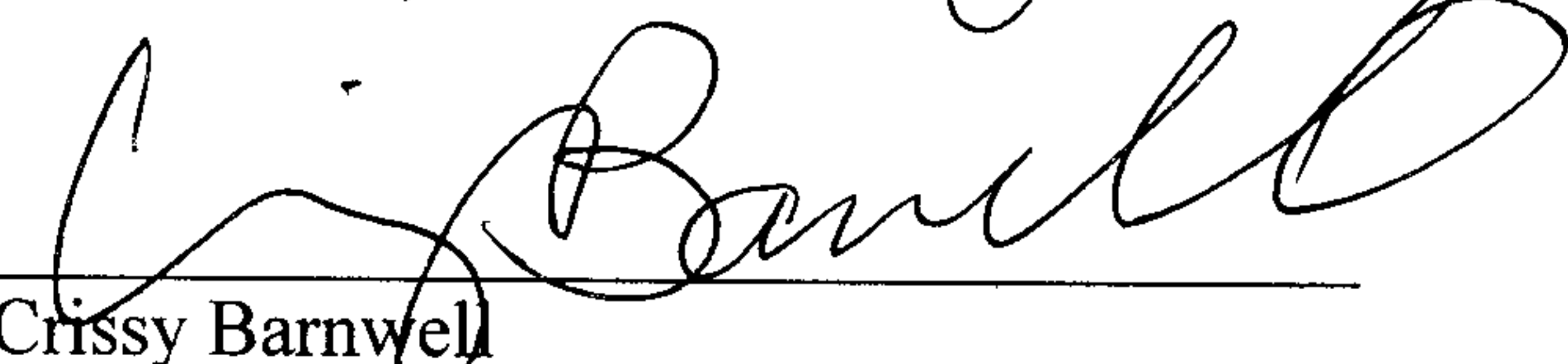
Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way and permits of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of April, 2011.

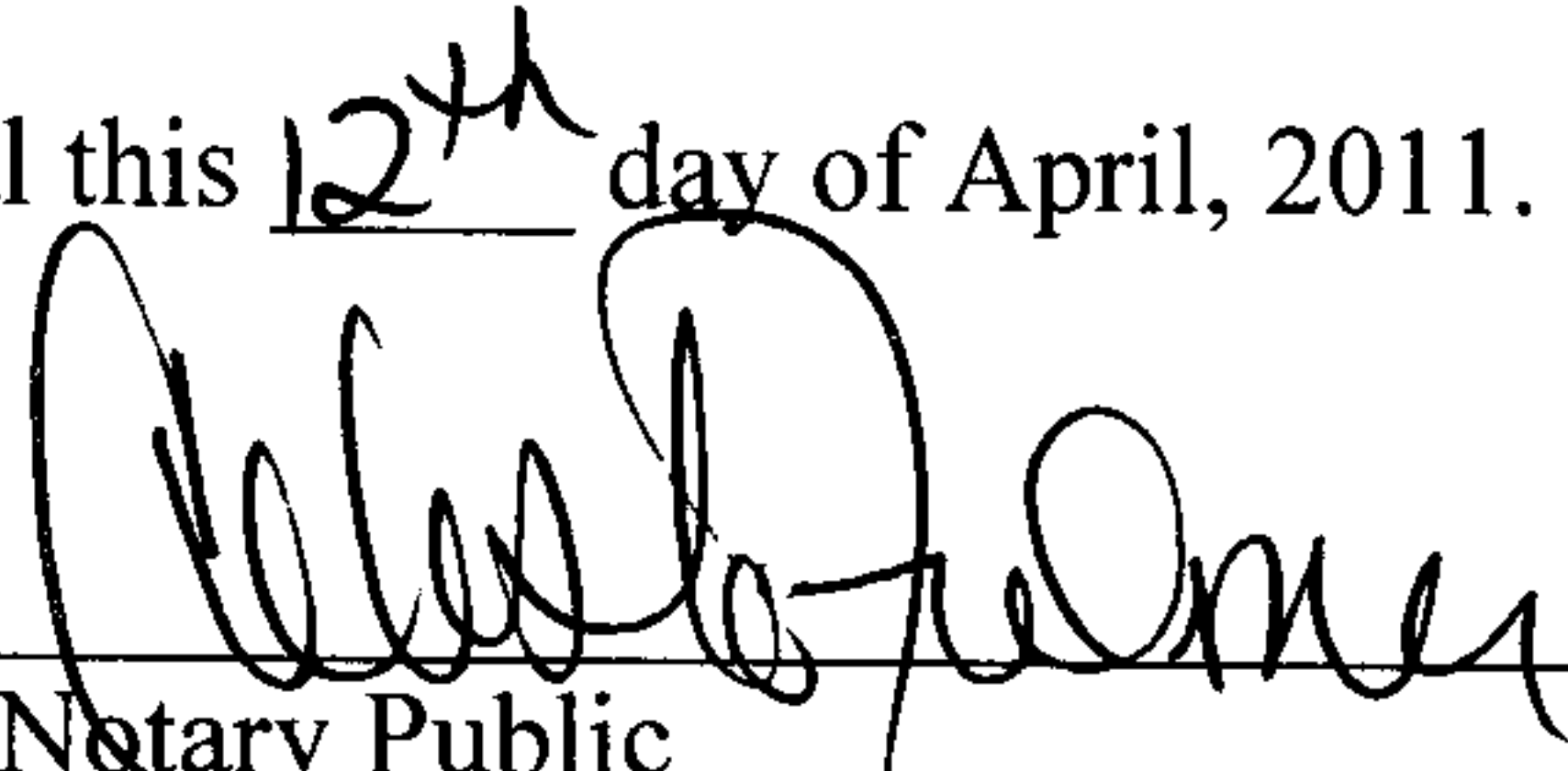

Joe Barnwell, Jr.


Crissy Barnwell

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Joe Barnwell, Jr. and Crissy Barnwell, whose names 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2011.


Notary Public

My commission expires: 10-6-12



20110412000112710 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
04/12/2011 11:02:41 AM FILED/CERT

Shelby County, AL 04/12/2011
State of Alabama
Deed Tax: \$5.00