

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Jason B. Barton
6007 Woodvale Drive
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Sixty-Eight Thousand and 00/100 Dollars (\$168,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

John Yantiss an unmarried man and **Robert Yantiss**, a married man and **Jim Harris**, a married man and **Debi Treglio**, as Guardian of **Daniel Harris** and **Amanda Harris**, both minors who are unmarried

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jason B. Barton and Denise K. Breland

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, according to the Survey of Woodvale, as recorded in Map Book 12, Pages 21 and 22, in the Probate Office of Shelby County, Alabama

\$151,200.00 of the proceeds come from a mortgage recorded simultaneously herewith.

The property described above does not constitute the homestead of any grantor nor any grantor's spouse. By signing this deed, each grantor warrants that he or she is not subject to any pending judgments or tax liens, is not in bankruptcy and is not currently a party to any litigation. Daniel Harris and Amanda Harris are the surviving children of Glenn Harris, deceased. Deborah Treglio executes this deed on behalf of Daniel Harris and Amanda Harris (now known as Daniel Treglio and Amanda Treglio) pursuant to Letters of Plenary Guardianship issued on October 20, 2010 in Case No. 16-2010-GA-1962 in the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida.

Subject to: (1) 2011 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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.

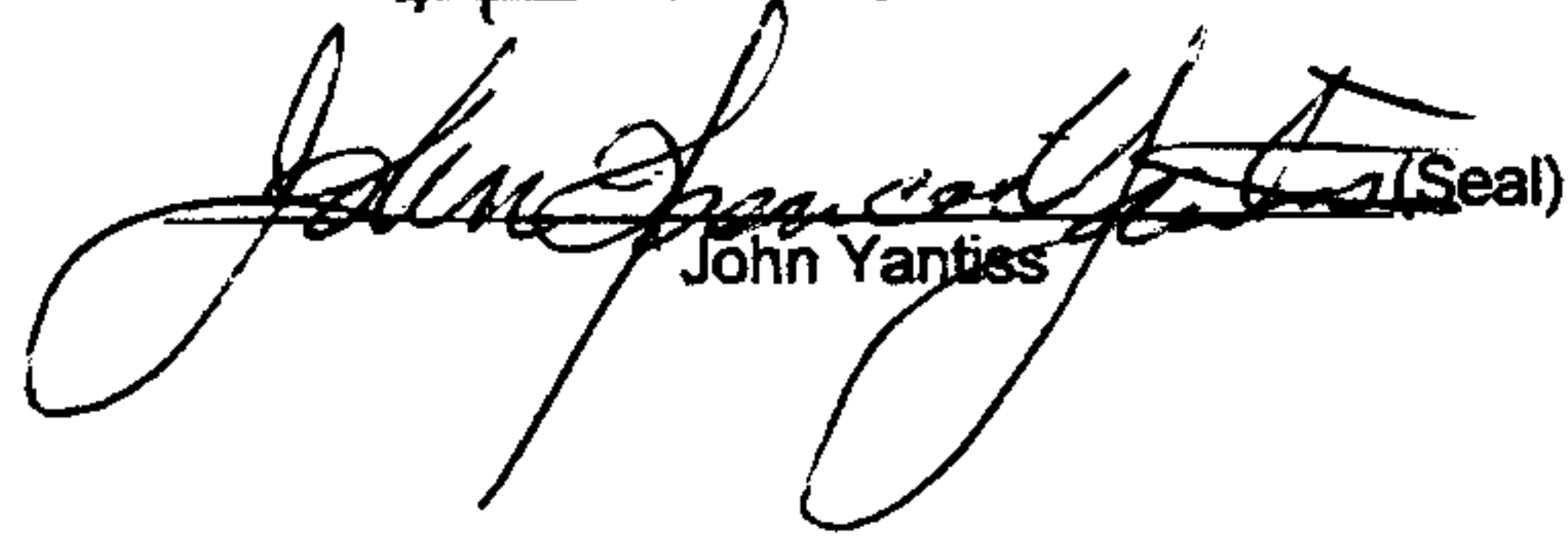
And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.



20110527000158260 2/6 \$47.00
Shelby Cnty Judge of Probate, AL
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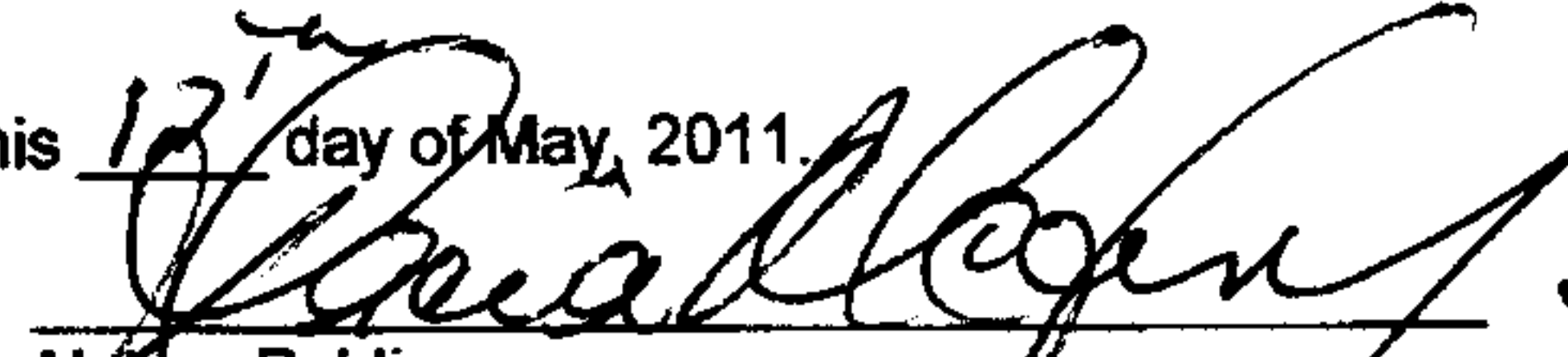
IN WITNESS WHEREOF, we have set our hands and seals, this 17 day of May, 2011.

STATE OF New York
New York COUNTY)

 (Seal)
John Yantiss

I, the undersigned Notary Public in and for said County, in said State, hereby certify that John Yantiss whose name is signed 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.

Given under my hand and official seal this 17th day of May, 2011.

 5-17-2011
Notary Public:
My Commission Expires: 10-11-2013

DACIA MCKENZIE
Notary Public, State of New York
Qualified in Queens County
No. 01MC6134860
My Commission Expires 10-11-2013

20110527000158260 3/6 \$47.00
Shelby Cnty Judge of Probate, AL
05/27/2011 03:11:35 PM FILED/CERT

IN WITNESS WHEREOF, we have set our hands and seals, this 17 day of May, 2011.

Robert Yantiss (Seal)
Robert Yantiss

STATE OF NC)
Madison COUNTY)

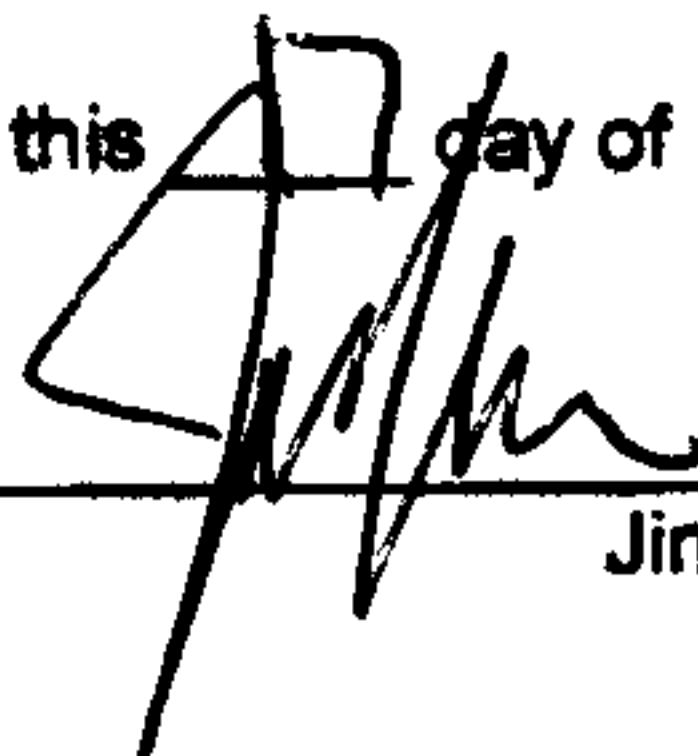
I, the undersigned Notary Public in and for said County, in said State, hereby certify that Robert Yantiss whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of May, 2011.

April L Phillips April L Phillips
Notary Public:
My Commission Expires: 02/05/2014



IN WITNESS WHEREOF, we have set our hands and seals, this 17 day of May, 2011.



Jim Harris (Seal)

STATE OF _____)
COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jim Harris whose name is signed 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.

Given under my hand and official seal this _____ day of May, 2011.

SEE ATTACHED ACKNOWLEDGMENT
Notary Public:
My Commission Expires:



20110527000158260 4/6 \$47.00
Shelby Cnty Judge of Probate, AL
05/27/2011 03:11:35 PM FILED/CERT



20110527000158260 5/6 \$47.00
Shelby Cnty Judge of Probate, AL
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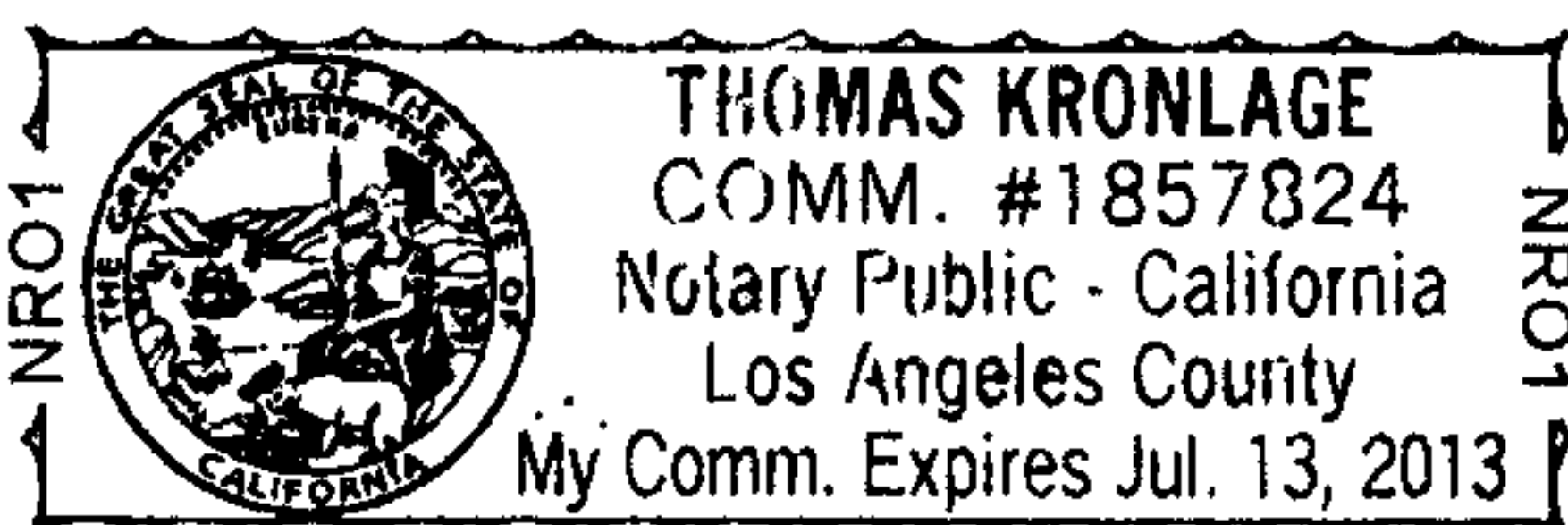
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 5/17/11 before me, Thomas Kronlage, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jim HARRIS
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed, Joint Tenants with Right of
Document Date: 5/17/11 Number of Pages: 2 Survivorship

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

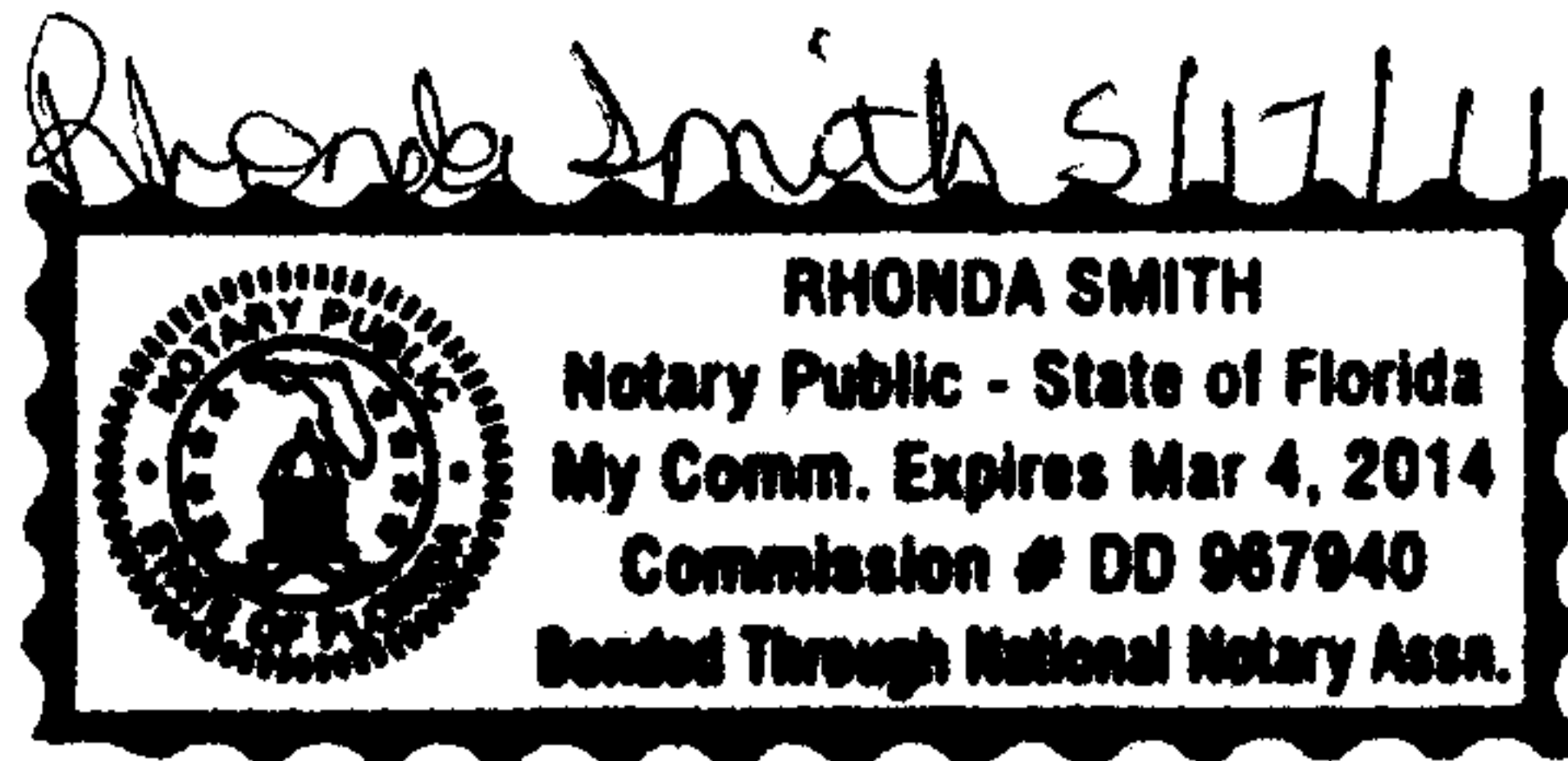
- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

IN WITNESS WHEREOF, we have set our hands and seals, this 17 day of May, 2011.

FLD 27624161749440



Debi Treglio (Seal)
Daniel Harris
By: Debi Treglio
As Guardian of Daniel Harris

Debi Treglio (Seal)
Amanda Harris
By: Debi Treglio
As Guardian of Amanda Harris

STATE OF Florida
Duval COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Daniel Harris and Amanda Harris, by and through their Guardian Debi Treglio, whose names are signed 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 Debi Treglio, as Guardian of Daniel Harris and Amanda Harris, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of May, 2011.

Rhonda Smith
Notary Public:
My Commission Expires:
March 4, 2014


20110527000158260 6/6 \$47.00
Shelby Cnty Judge of Probate, AL
05/27/2011 03:11:35 PM FILED/CERT