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Shelby Cnty Judge of Probate, AL
05/29/2012 12:46:51 PM FILED/CERT

Sent Tax Notice to Charlette Barnes, 232 Polo Downs, Chelsea, Al.3 5043

Instrument prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd., Birmingham, Al.
35242

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
STATE OF ALABAMA
COUNTY OF SHELBY

That in consideration of **One hundred seventy-four thousand nine hundred and no/100 (\$174,900.00) Dollars** and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTOR, the receipt and sufficiency whereof are acknowledged,

D.R. HORTON, INC. - BIRMINGHAM

(herein referred to as GRANTORS, whether one or more) does grant, bargain, sell and convey unto **CHARLETTE BARNES AND DERON BARNES**

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, all its right, title and interest in and to that certain real estate situated in SHELBY County, Alabama, to-wit: Lot 140, according to the Survey of Polo Crossings, Sector 1, as recorded in Map Book 39, page 41 in the Probate Office of Shelby County, Alabama.

Subject to: All restrictions, easements, reservations and rights of way of record.

\$174,900.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD unto the said Grantee, 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(s) represent and covenant with Grantee, his/her heirs and assigns, that Grantor(s) are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor(s) have the lawful right to sell and convey the same. This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens, taxes or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein, and that Grantor(s) will forever warrant and defend Grantee, his/her heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) by its Assistant Secretary, who is authorized to execute this conveyance hereto set her signature and seal this the 24th day of May, 2012

D.R. HORTON, INC.- BIRMINGHAM

BY: Brenda L. Gibson

State of Alabama
County of Jefferson

BRENDA L. GIBSON, Assistant Secretary

I, the undersigned a Notary Public, in and for said State and County, hereby certify that Brenda L. Gibson, whose name as Assistant Secretary of D.R. Horton, Inc.-Birmingham, a Corporation, 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, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24th day of May, 2012

Marcus L. Hunt
NOTARY PUBLIC

My commission expires:

