

This instrument was prepared by  
(Name) William K. Higgins, Jr., Attorney at Law  
1010 Frank Nelson Building, Birmingham, Al. 35203  
(Address)

HOWARD R. JONES and wife  
1237 Lincoya Drive  
Birmingham, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty-Six Hundred and no/100-----  
(\$2600.00) cash and execution of a promissory note and purchase money mort- DOLLARS  
gage in the amount of Twenty-Three Thousand Four Hundred and no/100 (\$23,400.00) Dollars  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John Thomson Richardson Sr. and wife, Margaret Jones Richardson  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Howard R. Jones and wife, Emma Jean Jones

(herein referred to as GRANTEES) 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 Shelby County, Alabama to-wit:

Lots 4 and 5, according to the Survey of R. B. Jones and wife, Jessie T. Jones,  
as recorded in Map Book 4, Page 69, in the Probate Office of Shelby County,  
Alabama.

Subject to the restrictions contained in Volume 220, Page 294 and Volume 220,  
Page 295, in the Probate Office of Shelby County, Alabama.

Subject to Easements and restrictions of Record.

Subject to taxes due in the year 1983 which are a lien, but not due and payable  
until October 1, 1983.

Twenty-Three Thousand Four Hundred (\$23,400.00) Dollars of purchase price is  
represented by a purchase money mortgage from Howard R. Jones and wife, Emma  
Jean Jones, to John Thomson Richardson, Sr., and wife, Margaret Jones Richardson,  
executed contemporaneously with this deed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,  
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent  
remainder and right of reversion.

And (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 hand(s) and seal(s), this 15th  
day of June 83, 1983

WITNESS:

John Thomson Richardson, Sr. (Seal)  
Margaret Jones Richardson (Seal)  
John Thomson Richardson, Sr. (Seal)  
Margaret Jones Richardson (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY } General Acknowledgment

I, William K. Higgins, Jr., a Notary Public in and for said County, in said State,  
hereby certify that John Thomson Richardson, Sr., and wife, Margaret Jones Richardson  
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 15th day of June, A. D., 1983

William K. Higgins, Jr.  
Notary Public.  
My Commission Expires July 21, 1986