

SEND TAX NOTICE TO:

(Name) Leland B. Jones

(Address) 5252 Harvest Ridge Lane
Birmingham, AL 35242

This instrument was prepared by

(Name) H. Evans Whaley
244 West Valley Avenue, Suite 200A
(Address) Birmingham, AL 35209

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ****One Hundred Fifty Two Thousand Dollars and No/100 (\$152,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Nicholas Charles Derzis, an unmarried man and Peter H. Derzis, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leland B. Jones and wife, Glenda H. Jones

(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 73, according to the Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9, Page 6, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, rights of way, reservations, agreements, and restrictions and set back lines of record.

\$110,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The grantor, Peter H. Derzis, here certifies that the above described property does not constitute the homestead as defined by Alabama Code Section 6-10-2.

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, that 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, 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

day of November, 19 92

WITNESS:

(Seal)
(Seal)
(Seal)

Nicholas Charles Derzis (Seal)
Peter H. Derzis (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, H. Evans Whaley, a Notary Public in and for said County, in said State,

hereby certify that Nicholas Charles Derzis, an unmarried man
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 23rd day of November, A.D., 19 92

Notary Public.

STATE OF VIRGINIA)
ARLINGTON COUNTY)

I, MELBA HAYES, a Notary Public in and for said County, in said State, hereby
certify that Peter H. Derzis, a married man, 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 24th day of November, 1992.

My Commission Expires: 10-31-93

Melba Hayes
Notary Public

Inst # 1992-31520
12/29/1992-31520
04:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS 48.50

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