

This instrument was prepared by

Send Tax Notice To: Larry Neil Jones

(Name) Larry L. Halcomb, Attorney at Law

name
289 Fran Drive

(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

address
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Nine Thousand Nine Hundred and no/100 (\$79,900.00)----- DOLLARS

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

Anthony Thomas DeFlora and wife, Rebecca Susan DeFlora

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry Neil Jones and Cathy Andrews 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 6, Block 4, according to the map and survey of Green Valley, 4th Sector, as recorded in Map Book 7, Page 10, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1993.

Subject to Right of Way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument(s) recorded in Deed Volume 310, Page 221.

Subject to 30' Building Line from Fran Drive; 10' easement along rear lot line, as shown on recorded map.

\$71,900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst. # 1993-13105

05/07/1993-13105
03:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 14.50

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 29th day of April, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Anthony Thomas DeFlora (Seal)

Rebecca Susan DeFlora (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Anthony Thomas DeFlora and wife, Rebecca Susan DeFlora, whose name S 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 29th day of April, A. D., 19 93

Larry L. Halcomb

Notary Public.