

This instrument was prepared by

Roy M. Johnson, III

P.O. Box 1770

Columbiana, AL

35051

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Seven Thousand Five Hundred (\$57,500.00) DOLLARS

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

James W. Martin and Susan Pickett

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

✓ Byron H. Jones and wife Joyce L. 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:

For legal description, see Exhibit "A" attached hereto and made a part hereof by reference thereto.

MAIL TO !

2030 EAST LAKE Blvd.  
TARRANT, ALA, 35217

1st # 1993-30540

10/04/1993-30540  
03:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
004 MCD 73.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 4<sup>th</sup> day of October, 19 93.

WITNESS:

Roy Johnson III (Seal)  
Roy Johnson III (Seal)  
Roy Johnson III (Seal)

James W. Martin (Seal)  
Susan Pickett (Seal)  
Susan Pickett (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James W. Martin a single 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 4<sup>th</sup> day of October A. D., 19 93

STATE OF ALABAMA )

General Acknowledgment

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Susan Pickett a single woman

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of October, 19 93.

Roy Marvin Johnson  
Notary Public

My Commission Expires: 4-23-96

STATE OF \_\_\_\_\_ )

General Acknowledgment

COUNTY OF \_\_\_\_\_ )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_

whose name(s) \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

General Acknowledgment

COUNTY OF \_\_\_\_\_ )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_

whose name(s) \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

EXHIBIT "A"

WARRANTY DEED

FROM: James W. Martin

TO: Byron H. Jones and wife, Joyce L. Jones

Legal description of property subject to this deed is as follows:

A parcel of land in the North 1/2 of the NW 1/4 of Section 25, Township 24 North, Range 15 East described as follows:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence Easterly along said north line of said section a distance of 1,311.27 feet to the point of beginning of the property being described; thence turn a deflection angle of 69 deg. 36 min. 50 sec. to the right and run 160.32 feet to a point; thence turn 28 deg. 35 min. 00 sec. left and run 70.33 feet to a point; thence turn 57 deg. 30 min. 00 sec. right and run 69.60 feet; thence turn 16 deg. 45 min. 00 sec. left and run 102.20 feet to a point on the water line contour of Lay Lake; thence turn 79 deg. 08 min. 04 sec. left and run easterly along said water line contour 81.89 feet to a point; thence turn 16 deg. 30 min. 03 sec. left and continue along water line contour 32.00 feet to a point; thence turn 41 deg. 00 min. 00 sec. left and continue along said contour line 35.00 feet to a point; thence turn 10 deg. 00 min. 00 sec. left and continue along said contour line 30.00 feet to a point; thence turn 58 deg. 49 min. 43 sec. right and continue along said water line contour 6.18 feet to a point; thence turn 69 deg. 59 min. 30 sec. left and run 25.22 feet to a point; thence turn 52 deg. 43 min. 00 sec. left and run northwesterly 365.22 feet to a point on the north line of said Section 25; thence turn 51 deg. 15 min. 26 sec. left and run westerly along said north line of said section 25 a distance of 42.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

This property is not the homestead of the Grantors herein.

DEEDED QUITCLAIM EASEMENT

Grantor hereby remises, releases, quitclaims, grants, sells, and conveys to Grantees herein,

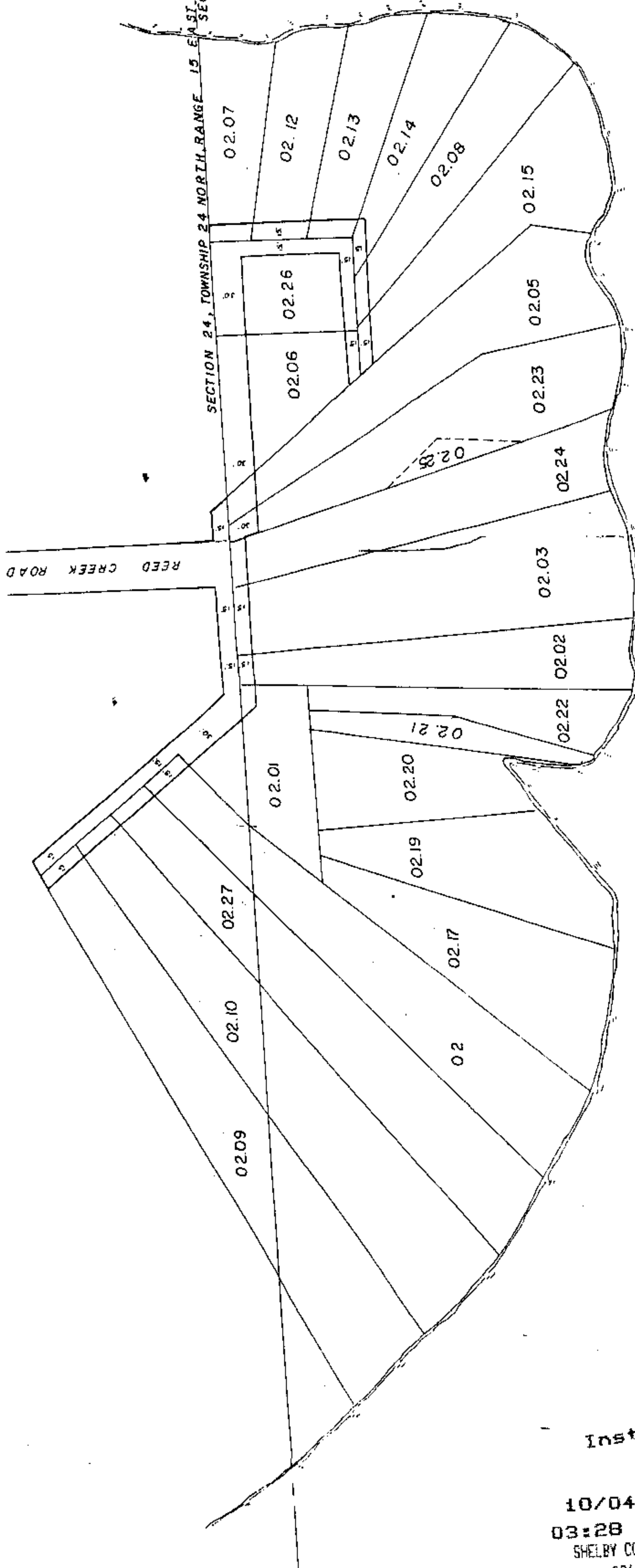
A non-exclusive 30 foot easement for the sole purpose of ingress and egress as a public road across the west side of lots 02.23 and 02.06 on the map attached hereto as Exhibit "1"; and

A non-exclusive 15 foot easement for the sole purpose of ingress and egress as a public road across the east side of Lot 02.06 on the map attached hereto as Exhibit "1"; and

A non-exclusive 30 foot easement for the sole purpose of ingress and egress as a public road across such other property as Martin personally owns within that map attached hereto as Exhibit "1", if and to the extent that James Martin owns a legal right, title, interest or claim in any such other property within that map attached hereto as Exhibit "1".

To have and to hold to said Grantees forever.

SECTION 24. TOWNSHIP 24 NORTH, RANGE 15 EAST, SECTION 25 SECTION 26



LAY LAKE  
REED CREEK

10/04/1993-30540  
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