

SEND TAX NOTICE TO:

(NAME) Gary E. & Gina G. Jones
(ADDRESS) 5476 Hwy. 17
Helena, Alabama 35080

This instrument was prepared by:

Jeffrey W. Salyer, Attorney at Law
2068 Valleydale Road, Suite C, Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of One Hundred Forty Thousand Dollars and No Cents (\$140,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt whereof is acknowledged, I or we, Paul D. Bradshaw and Emily S. Bradshaw, a married couple, herein after referred to as grantor, grant, bargain, sell and convey unto

Gary E. Jones and Gina G. Jones, husband and wife (herein referred to as Grantee) the following described real estate is situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW1/4 of the SE1/4 of Section 28, Township 20 South, Range 3 West in Shelby County, Alabama, and more particularly described as follows:

Commence at the NE Corner of Lot 13, Dunnam Farms, as reorded in Map Book 6, Page 39, said point bieng the POINT OF BEGINNING; said point also lying on the Westerly R.O.W. line of Shelby County Highway #17 (Helena-Montevallo Road) (80' R.O.W.); thence N80 degrees 35 minutes 58 seconds W and leaving said R.O.W., a distance of 592.80'; thence N07 degrees 16 minutes 55 seconds E, a distance of 160.43'; thence S80 degrees 35 minutes 19 seconds E, a distance of 575.84' to a point, said point lying on the Westerly R.O.W. line of Shelby County Highway #17 (Helena-Montevallo Road) (80' R.O.W.); thence S01 degree 15 minutes 59 seconds W and along said R.O.W., a distance of 161.84' to the POINT OF BEGINNING.

Note: The Parcel shown and described herein is subject to setbacks, easements, and zoning restrictions that may be found in public records of said county.

TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it the intention of the parites to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantess 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 1st day of December, 2000.

Paul D. Bradshaw (Seal) (Seal)

Emily S. Bradshaw (Seal) (Seal)

(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } GENERAL ACKNOWLEDGEMENT

I, Jeffrey W. Salyer, a Notary Public in and for said County, in said State, hereby certify that Paul D. Bradshaw and Emily S. Bradshaw, husband and wife, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, A.D., 2000.

Jeffrey W. Salyer (Notary Public)
Commission Expires: 6/15/2002

Inst # 2000-41839

12/05/2000-41839
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 51.00