



This Instrument Prepared By:
✓ Christopher R. Smitherman, Attorney at Law
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(205) 665-4357

Send Tax Notice:
D. Karl Jones
Connie A. Jones
202 Chestnut Circle
Alabaster, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY**
) **WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty-Four Thousand & 00/100 Dollars (\$64,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Roger A. McCullers, a single person**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **D. Karl Jones and wife, Connie A. Jones**, hereinafter called "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:

Beginning at the SE Corner of the NE ¼ of the NE ¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Northerly along the East line of said ¼-¼ section a distance of 833.90 feet to a point on the Southerly right of way line of Shelby County Highway No. 12; thence turn 69 degrees 34 minutes 58 seconds left and run Northwesterly along said right of way line 194.15 feet to a point; thence turn 110 degrees 25 minutes 02 seconds left and run Southerly 896.61 feet to a point on the South line of same said ¼-¼ section; thence turn 88 degrees 25 minutes 10 seconds left and run Easterly along said South line of said ¼-¼ section 182.03 feet to the point of beginning, less and except the right of way of the Gas Pipeline.

Subject to all items of record.

ALSO INCLUDES THE FOLLOWING MANUFACTURED HOME:

1998 (year), Fleetwood (make), 6763U (model), 16 x 76 (size), TNFLV26A49728RL11 (serial number);

and all personal property sold therewith, including but not limited to appliances, heating and cooling systems, awnings, skirting, decking, add-on-rooms, any and all replacements of the foregoing, any and all accessions to the foregoing, and any proceeds of the foregoing, including but not limited to insurance proceeds.

Note: This property does not constitute homestead property for the Grantor.

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 11th day of March, 2004.

GRANTOR

Roger A McCullers (L.S.)
Roger A. McCullers

STATE OF ALABAMA)
) **ACKNOWLEDGMENT**
SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Roger A. McCullers, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 11th day of March, 2004.

Chris Smitherman
NOTARY PUBLIC
My Commission Expires: 5/13/04