20050427000202230 1/2 $45.50
Shelby Cnty Judge of Probate,AL
04/27/2005 02:54:41PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

FRANKLIN GUNN
3005 OAK MEADOWS CIRCLE
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED THIRTEEN THOUSAND ONE HUNDRED FIFTY SIX DOLLARS and 00/100 ($313,156.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STEPHEN M. JONES and JOANN JONES, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto FRANKLIN F. GUNN and BENITA G. CLEGGETT, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 5 ACCORDING TO THE SURVEY OF OAK MEADOWS 1ST SECTOR AS RECORDED IN MAP BOOK 20 PAGE 71 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR 2004 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.

2. A 35 FOOT BUILDING LINE AS SHOWN BY RECORDED PLAT.

3. VARYING WIDTH EASEMENT WEST AND A 7.5 FOOT EASEMENT SOUTH AND EAST AS SHOWN BY RECORDED MAP.

4. RIGHT OF WAY TO ALABAMA POWER COMPANY IN VOLUME 225, PAGE 616 AND VOLUME 134, PAGE 359.

5. MINERAL AND MINING RIGHTS IN VOLUME 289, PAGE 186.

6. EASEMENT TO GEORGE BROWN IN VOLUME 202 PAGE 211 AND VOLUME 218, PAGE 801.

7. RESTRICTIONS OR COVENANTS IN INSTRUMENT 1995-29298.

8. SINK HOLE RESTRICTIONS AS SET FORTH BY MAP BOOK 20, PAGE 71.

$281,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

20050427000202230 2/2 $45.50
Shelby Cnty Judge of Probate,AL
04/27/2005 02:54:41PM FILED/CERT

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, STEPHEN M. JONES and JOANN JONES, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 18th day of April, 2005.

Stephen M. Jones
STEPHEN M JONES

Joann Jones
JOANN JONES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEPHEN M. JONES and JOANN JONES, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 18th day of April, 2005.

Notary Public

My commission expires: 7/4/06

Shelby County, AL 04/27/2005
State of Alabama

Deed Tax:$31.50