

EXECUTOR'S WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Seventy Five Thousand and no/100's Dollars (\$275,000.00)** and other good and valuable consideration to the undersigned grantor,

MILES S. WARD, as Executor of the Estate of PATSY JO WARD, deceased, Shelby County Probate Court case no. PR-2008-000159

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEE the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

REYNOLDS JONES and JOHANNA JONES

as Joint Tenants with Right of Survivorship, (hereinafter referred to as GRANTEES) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, in Block 9, according to the Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

Subject to 2009 and subsequent years ad valorem taxes, easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.

\$144,000.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 or more grantees 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, as the Executor of the Estate of Patsy Jo Ward do, as said Executor and for my succesors and assigns covenant with the said grantees, their heirs and assigns, that the Estate of Patsy Jo Ward is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that the Estate of Patsy Jo Ward has a good right to sell and convey the same as aforesaid; that I, as the Executor of the Estate of Patsy Jo Ward, will and my successors and assigns 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, the said GRANTOR, MILES S. WARD, as Executor of the Estate



of PATSY JO WARD, deceased, Shelby County Probate Court case no. PR-2008-000159, who is authorized to execute this conveyance has hereunto set her signature and seal this the 23rd day of October, 2009.

WITNESS:

ATTEST:

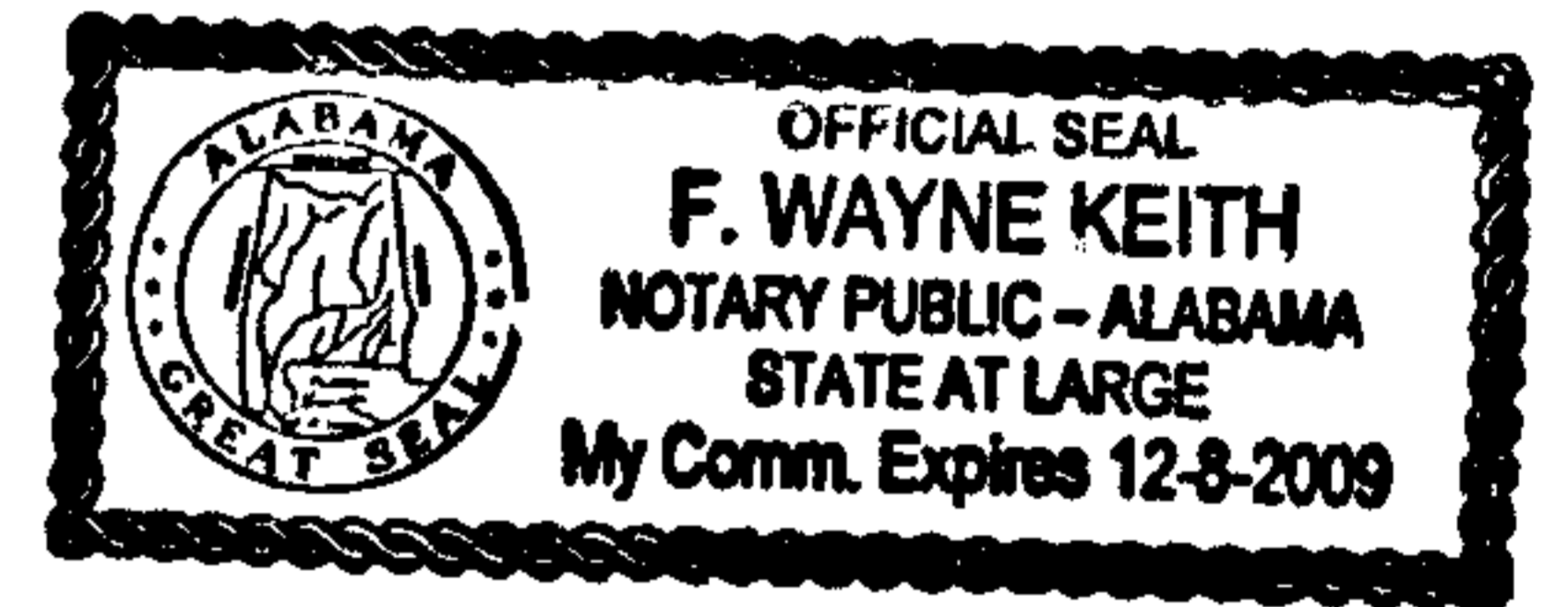
**MILES S. WARD, as Executor of the
Estate of PATSY JO WARD,
deceased, Shelby County Probate
Court case no. PR-2008-000159**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that MILES S. WARD, as Executor of the Estate of PATSY JO WARD, deceased, Shelby County Probate Court case no. PR-2008-000159, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as Executor and with full authority executed the same voluntarily for and as the act of said Estate of Patsy Jo Ward, deceased.

Given under my hand and seal this the 23rd day of October, 2009.

Notary Public



THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

Reynolds Jones
781 Indian Trail Road
Indian Springs, Alabama 35124

Deed Tax : \$131.00