

This instrument was prepared by:

John L. Hartman, III
P. O. Box 846
Birmingham, Alabama 35201


Send Tax Notice To:

Butch Jones
Alida Jones
150 Highland View Drive
Birmingham, AL 35242

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY


20100812000257750 1/2 \$275.00
Shelby Cnty Judge of Probate, AL
08/12/2010 10:34:04 AM FILED/CERT

That in consideration of Two Hundred Sixty Thousand and 00/100 (\$260,000.00) DOLLARS to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Dorothy A. Morgan**, an unmarried woman, do hereby grant, bargain, sell and convey unto **Butch Jones** and **Alida Jones**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Right-of-way granted to Alabama Power Company recorded in Volume 230, Page 850; Volume 245, Page 58 and Inst. No. 2006-5115; (3) Less and except any part of subject property lying within any road right-of-way.

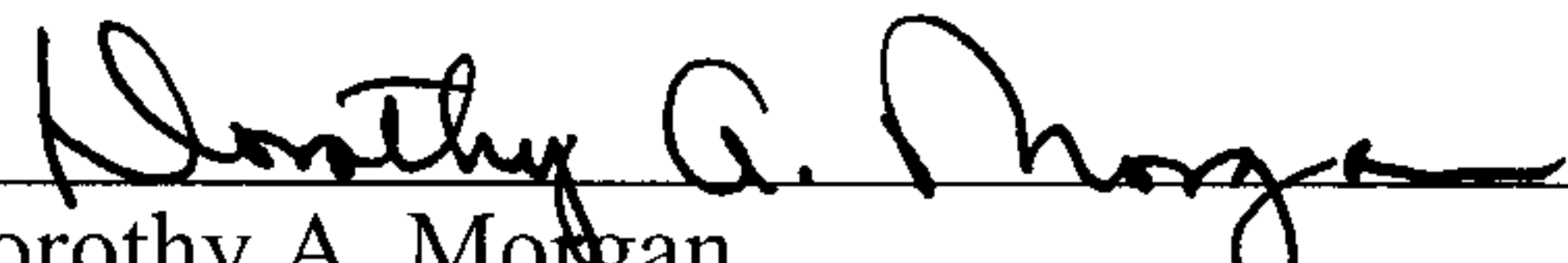
Grantor makes no warranties as to title to the mineral and/or mining rights and rights incident thereto.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 10th day of August, 2010.

State of Alabama
Deed Tax : \$260.00


Dorothy A. Morgan

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dorothy A. Morgan**, an unmarried woman, 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, she/he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 10th day of August, 2010.

My Commission Expires:

8/4/13


Notary Public

**SCHEDULE A
(continued)**


20100812000257750 2/2 \$275.00
Shelby Cnty Judge of Probate, AL
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LEGAL DESCRIPTION

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West; thence run South along the East line of said 1/41/4 Section a distance of 786.50 feet; thence turn an angle of 64 degrees 29 minutes 30 seconds to the right and run a distance of 510.00 feet; thence turn an angle of 84 degrees 19 minutes 30 seconds to the right and run a distance of 40.70 feet to the NW right of way line of Shelby County Highway No. 41 and the point of beginning; thence turn an angle of 38 degrees 42 minutes 45 seconds to the left and run a distance of 379.10 feet; thence turn an angle of 76 degrees 33 minutes 15 seconds to the left and run a distance of 191.90 feet to the East Right of Way line of U.S. Highway No. 280; thence turn an angle of 64 degrees 51 minutes 02 seconds to the left and run along said right of way line a distance of 36.50 feet; thence turn an angle of 39 degrees 23 minutes 55 seconds to the left and run along said right of way line a distance of 158.05 feet; thence turn an angle of 40 degrees 06 minutes 16 seconds to the left and run along said right of way line a distance of 306.02 feet; thence turn an angle of 04 degrees 41 minutes 19 seconds to the left and run along said right of way a distance of 8.98 feet to the point of beginning; Situated in the NW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County Alabama.

Less and except the following described property conveyed in Instrument No. 20060329000145990:

A part of the SW 1/4 of SE 1/4, Section 17, Township 19 South, Range 1 West, identified as Tract No. 1. Parcel 1 of 1, Project No. ST-059-038-003, Shelby County, Alabama and being more fully described as follows:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 1 West, run thence N 07 degrees 12 minutes 35 seconds E a distance of 1882.20 feet, more or less, to a point on present R/W of County Road 41, which is the Point of Beginning.

Thence N 70 degrees 51 minutes 05 seconds W and along the present R/W line of U.S. 280 a distance of 37.34 feet to a point on the present R/W line; (said point offset 89.87 feet and perpendicular to centerline County Road 41 at station 52 + 20.00);

Thence N 71 degrees 25 minutes 43 seconds E and along the required R/W line a distance of 282.16 feet to a point on the required R/W line (said point offset 55.00 feet and perpendicular to centerline of County Road 41 at station 55 + 00.00);

Thence N 64 degrees 05 minutes 42 seconds E and along the required R/W line if extended would intersect a point offset 55.00 feet and perpendicular to centerline of County Road 41 at station 56 + 00, a distance of 41.25 feet to a point on the grantor's Northeast property line;

Thence S 69 degrees 50 minutes 51 seconds E and along the grantor's property line a distance of 21.89 feet to a point on the present R/W line of County Road 41;

Thence S 68 degrees 52 minutes 11 seconds W and along the present R/W line a distance of 310.84 feet; to the point and place of BEGINNING.