

This instrument was prepared by:
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101 West College
Columbiana, AL 35051

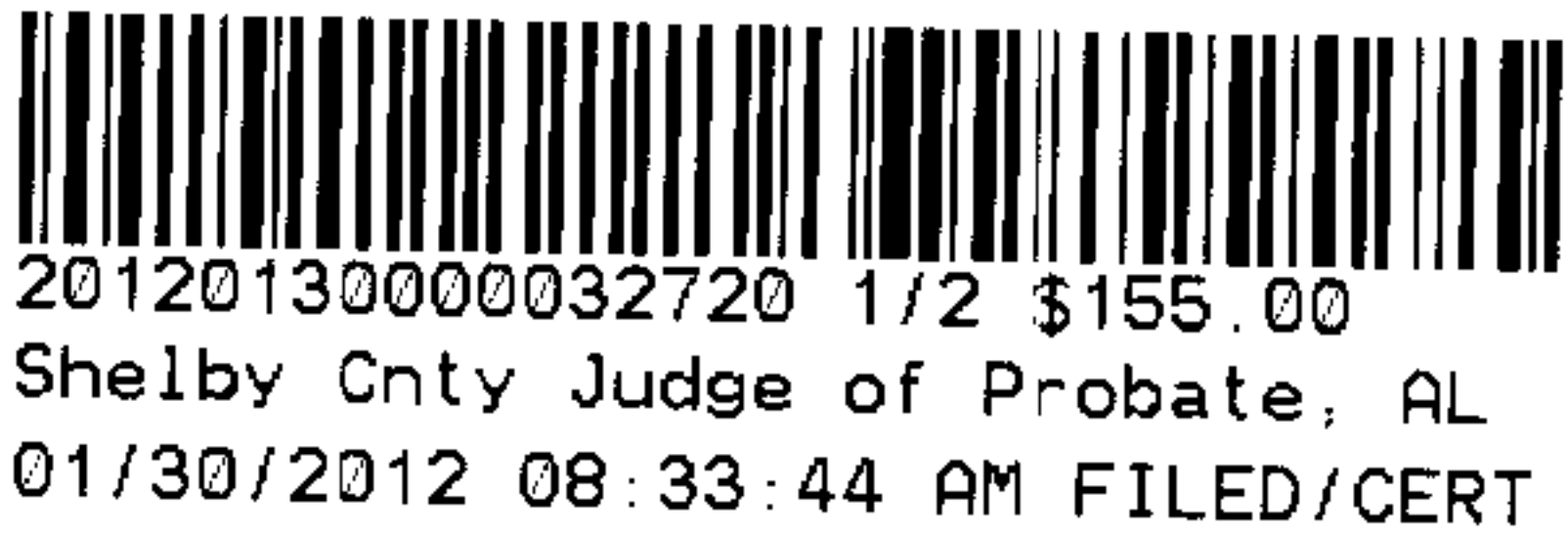
Send Tax Notice To: Eric R. Jones
704 Cherry Hill Dr
B'ham Ala 35214

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of One Hundred Forty Thousand dollars and Zero cents (\$140,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Fred Wayne Horton and wife, Myra Gayle Horton (herein referred to as grantors) do grant, bargain, sell and convey unto Eric R. Jones and Evelyn P. Jones (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

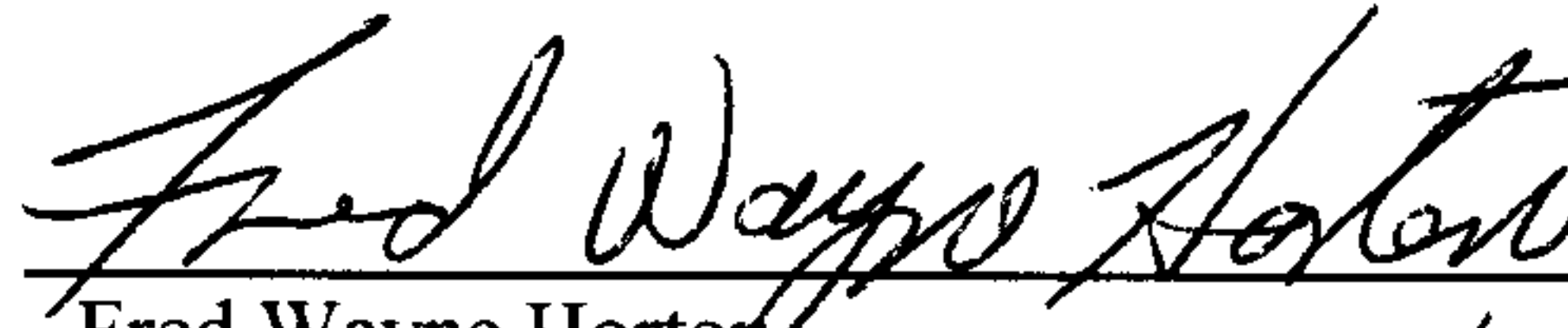
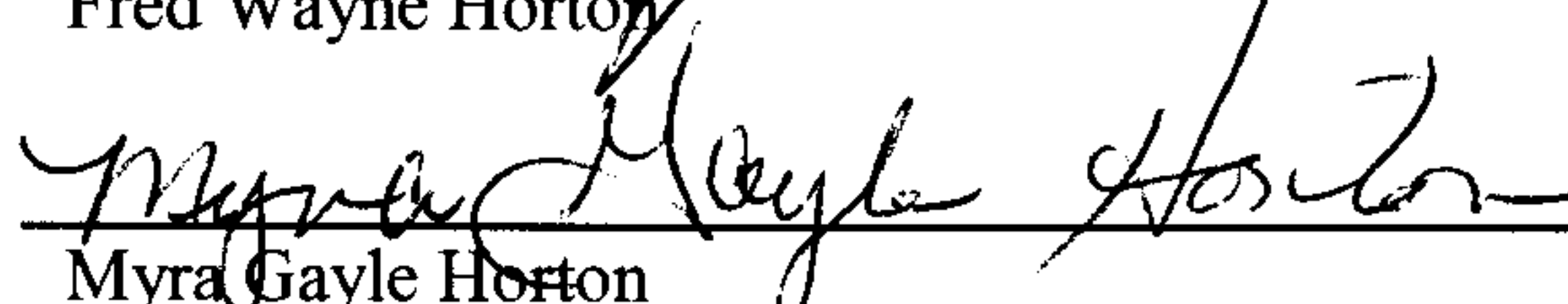
\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantors herein reserve the right to use the described easement for ingress, egress and utilities, including power and water. Grantors and Grantees herein agree that this easement shall run with the land and enure to the benefit of their respective heirs and assigns forever.

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, 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 hands and seals, this 26th day of January, 2012.

_____	(Seal)		(Seal)
_____	(Seal)		(Seal)
_____		_____	

STATE OF ALABAMA

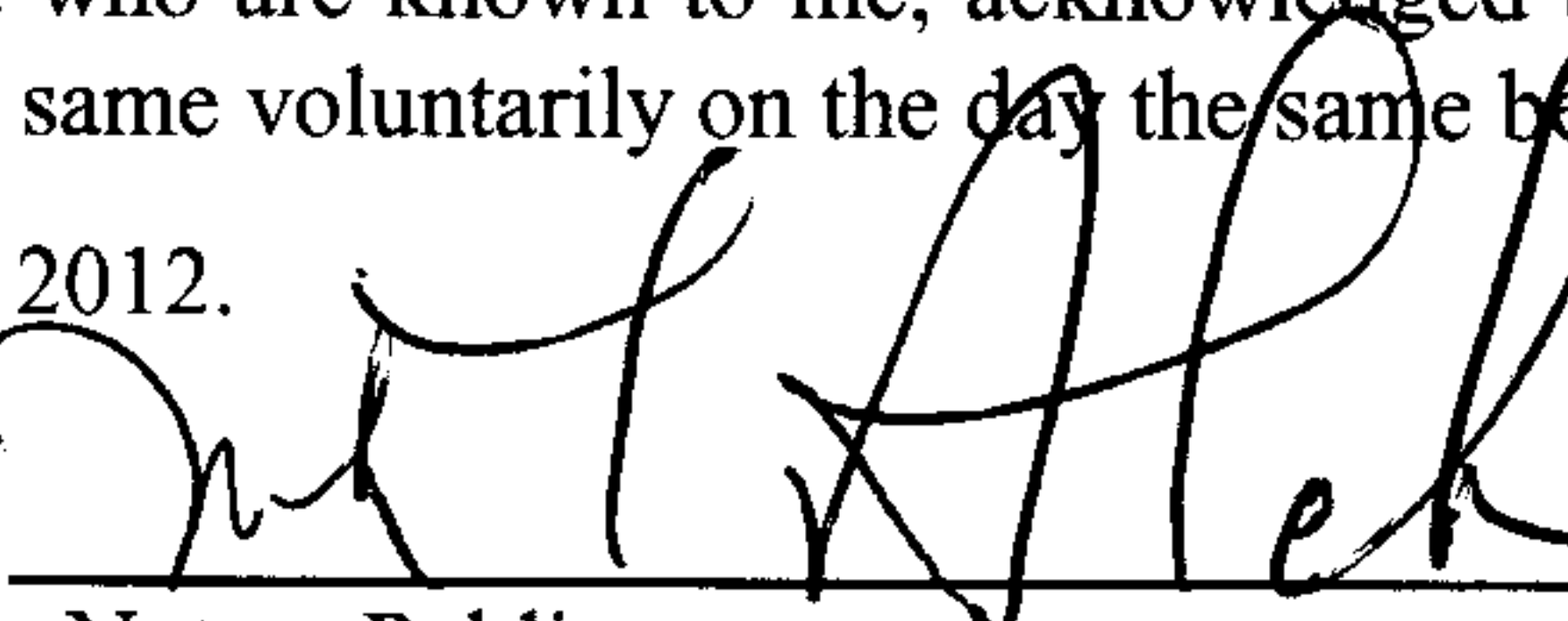
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Fred Wayne Horton and Myra Gayle Horton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 2012.

My Commission Expires: 10-16-12



Notary Public

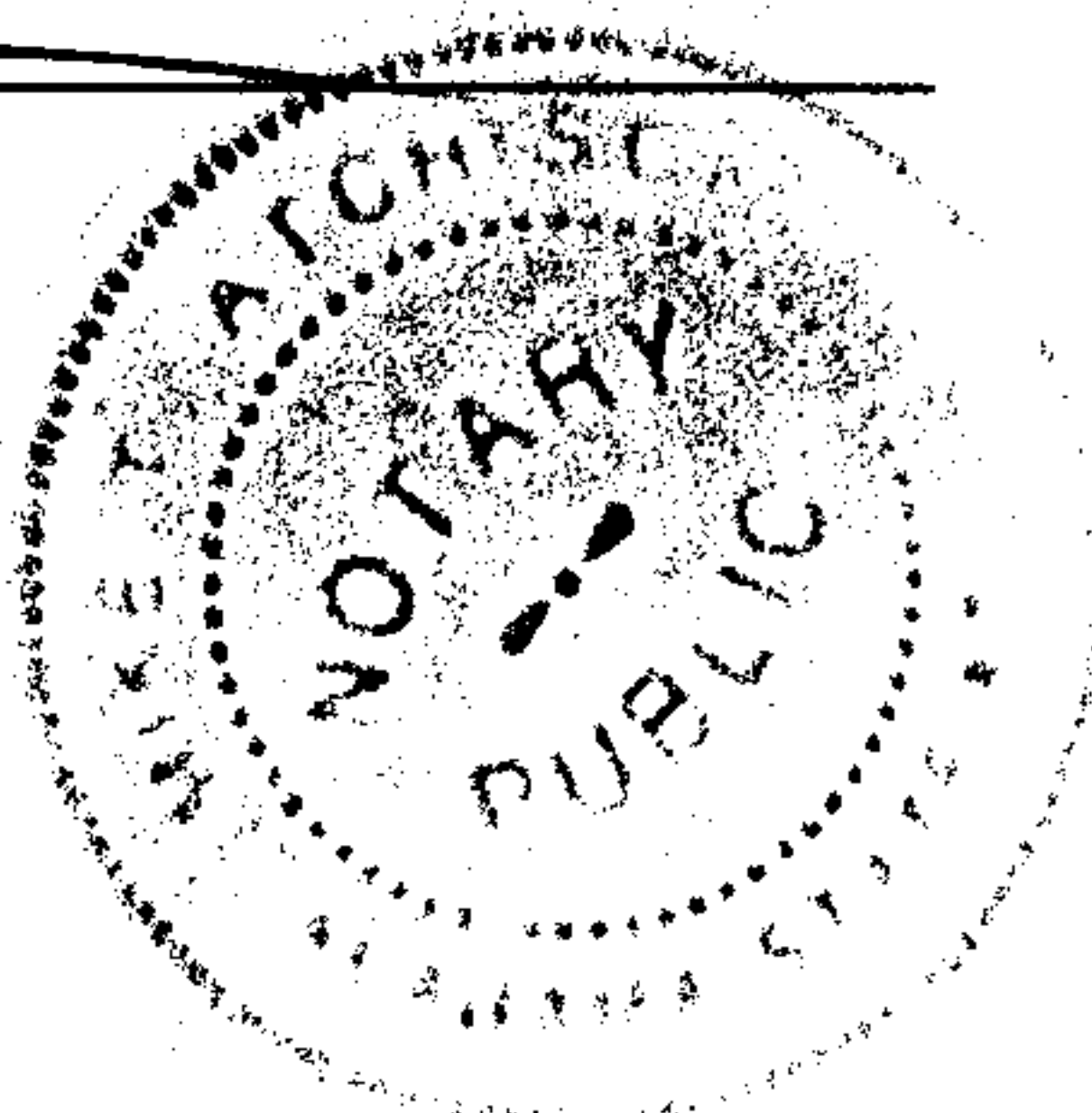


EXHIBIT A

Commence at the SW corner of the NW $\frac{1}{4}$ of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 88 degrees 31 minutes 12 seconds East, a distance of 824.54 feet; thence North 88 degrees 13 minutes 06 seconds East, a distance of 187.28 feet; thence South 67 degrees 29 minutes 38 seconds East, a distance of 292.36 feet to the POINT OF BEGINNING; thence South 62 degrees 59 minutes 39 seconds East, a distance of 329.18 feet; thence South 19 degrees 54 minutes 09 seconds East, a distance of 945.99 feet to the beginning of a non-tangent curve to the right, having a radius of 1410.42 a central angle of 02 degrees 36 minutes 26 seconds, and subtended by a chord which bears North 49 degrees 25 minutes 51 seconds East, and a chord distance of 64.17 feet; thence along the arc of said curve, a distance of 64.18 feet; thence North 36 degrees 28 minutes 23 seconds East, a distance of 760.23 feet to the beginning of a curve to the left, having a radius of 600.00, a central angle of 05 degrees 24 minutes 10 seconds and subtended by a chord which bears North 33 degrees 46 minutes 18 seconds East, and a chord distance of 56.56 feet; thence along the arc of said curve, a distance of 56.58 feet; thence North 44 degrees 55 minutes 17 seconds West, a distance of 328.95 feet; thence North 25 degrees 28 minutes 50 seconds West, a distance of 618.42 feet; thence North 88 degrees 41 minutes 46 seconds West, a distance of 104.43 feet; thence South 50 degrees 09 minutes 24 seconds West, a distance of 709.56 feet to the POINT OF BEGINNING.

ALSO AND INCLUDING a 30' Ingress/Egress, Utility and Drainage Easement, being more particularly described as follows:

Commence at the SW corner of the NW $\frac{1}{4}$ of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama; thence North 88 degrees 31 minutes 12 seconds East, a distance of 824.54 feet; thence North 88 degrees 13 minutes 06 seconds East, a distance of 187.28 feet; thence South 67 degrees 29 minutes 38 seconds East, a distance of 292.36 feet; thence South 62 degrees 59 minutes 39 seconds East, a distance of 329.18 feet; thence South 19 degrees 54 minutes 09 seconds East, a distance of 945.25 feet to the POINT OF BEGINNING OF SAID EASEMENT; thence continue along the last described course, a distance of 0.73 feet to the beginning of a non-tangent curve to the right, having a radius of 1410.42, a central angle of 04 degrees 54 minutes 03 seconds and subtended by a chord which bears North 50 degrees 34 minutes 40 seconds East and a chord distance of 120.60 feet; thence along the arc of said curve, a distance of 120.64 feet; thence North 36 degrees 28 minutes 23 seconds East, a distance of 705.80 feet to the beginning of a curve to the left, having a radius of 615.00 feet, a central angle of 05 degrees 03 minutes 05 seconds and subtended by a chord which bears North 33 degrees 56 minutes 51 seconds East, and a chord distance of 54.20 feet; thence along the arc of said curve, a distance of 54.22 feet; thence North 44 degrees 48 minutes 10 seconds West, a distance of 30.94 feet to the beginning of a non-tangent curve to the right, having a radius of 585.00 feet, a central angle of 05 degrees 46 minutes 22 seconds and subtended by a chord which bears South 33 degrees 35 minutes 12 seconds West and a chord distance of 58.92 feet; thence along the arc of said curve, a distance of 58.94 feet; thence South 36 degrees 28 minutes 23 seconds West, a distance of 822.36 feet to the POINT OF BEGINNING OF SAID EASEMENT.

Situated in Shelby County, Alabama.

According to the survey of Rodney Shiflett, Al. Reg. #21784 dated June 9, 2011.