

This instrument was prepared by

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Birmingham, AL 35203



Jefferson Land Title Services Co., Inc.

310 71ST NORTH • P.O. BOX 19481 • PHONE 12061-336

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company



19810320000031060 Pg 1/2 .00
 Shelby Cnty Judge of Probate, AL
 03/20/1981 00:00:00 F11ED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of (\$60,000.00) Sixty Thousand and no/100

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

C. E. Brown, Jr. and wife, Donna Mae Brown

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Ray Jones and Katheryne M. Jones

(herein referred to as 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to: (1) Ad valorem property taxes for the year 1981. (2) Transmission line permit to Alabama Power Company in Deed Book 102, page 112, and Deed Book 113, page 288, in the Probate Office of Shelby County, Alabama. (3) Right-of-way to Shelby County in Deed Book 135, page 109, in said Probate Office. (4) Permit to Alabama Power Company in Deed Book 239, page 869, in said Probate Office.

\$50,000.00 of the purchase price recited above was paid from purchase money mortgage closed simultaneously herewith.

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

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 hand(s) and seal(s), this 17th day of March, 1981.

WITNESS:

(Seal)

(Seal)

(Seal)

C. E. Brown, Jr.
 C. E. Brown, Jr. (Seal)

Donna Mae Brown (Seal)

Donna Mae Brown
 Donna Mae Brown (Seal)

STATE OF ALABAMA
 JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, hereby certify that C. E. Brown, Jr. and wife, Donna Mae Brown, 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 17th day of March

A. D., 19 81

David F. Owen
 Notary Public

BOOK 331 PAGE 332

PARCEL 1.

The North Half of the Southwest Quarter of the Southeast Quarter (N 1/2 of SW 1/4 of SE 1/4) of Section 11, Township 20 South, Range 1 West.

PARCEL 2.

The North 70.0 feet of the S 1/2 of the SW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 1 West.

PARCEL 3.

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 11, Township 20 South, Range 1 West, described as follows: Begin at the Northeast corner of said 1/4-1/4 Section, and run thence westerly along the North 1/4-1/4 line a distance of 17.09 feet; thence turn left 87 degrees 44 minutes 14 seconds a distance of 82.72 feet; thence turn right 87 degrees 29 minutes 13 seconds a distance of 391.14 feet to a point on the easterly right-of-way of a curve in Shelby County Highway No. 47; thence turn left 86 degrees 47 minutes 10 seconds to the chord of said curve to the right a distance of 122.45' (chord) to a point on said easterly right-of-way; thence turn left 06 degrees 07 minutes 44 seconds a distance of 254.87 feet; thence turn left 102 degrees 08 minutes 40 seconds a distance of 409.56 feet to a point on the East 1/4-1/4 line; thence turn left 73 degrees 16 minutes 34 seconds along said east line a distance of 353.10 feet to the point of beginning.

PARCEL 4.

A parcel of land in the SE 1/4 of the SW 1/4 of Section 11, Township 20 South, Range 1 West more particularly described as follows:
Commence at the Northeast corner of said 1/4-1/4 Section, thence run South along the east 1/4-1/4 line a distance of 353.10 feet to the point of beginning; thence continue last course a distance of 387.66 feet; thence turn right 90 degrees 25 minutes 32 seconds a distance of 12.15 feet; thence turn right 89 degrees 16 minutes 34 seconds a distance of 200.07 feet; thence turn left 61 degrees 30 minutes 52 seconds a distance of 64.52 feet; thence turn left 62 degrees 05 minutes 22 seconds a distance of 33.99 feet; thence turn right 26 degrees 22 minutes 18 seconds a distance of 293.56 feet; thence turn right 95 degrees 47 minutes 06 seconds a distance of 96.64 feet; thence turn right 75 degrees 01 minutes 18 seconds a distance of 409.56 feet to the point of beginning.
being situated in Shelby County, Alabama.

BOOK 331 PAGE 33

CLERK OF SH. CO. SHELBY CO.
I CERTIFY THIS
1981 MAR 20 AM 9:16
1410-817
Rec. 300
Ind. 100
1400