



This instrument was prepared by
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(Name) Attorneys at Law
P.O. Box 557
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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- DOLLARS
and other good and valuable consideration

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

Fred Jones and wife, Mary K. Jones

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

✓ Roy Eugene Gardner, Jr. and Diana Lynn Gardner

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

A parcel of land containing five acres, more or less, located in the NE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the SE corner of said 1/4-1/4 Section; thence run North along the East line of said 1/4-1/4 Section a distance of 139.77 feet to an iron pin and the point of beginning; thence continue last course a distance of 487.72 feet; thence turn left 93 degrees 04 minutes 07 seconds a distance of 443.97 feet; thence turn left 86 degrees 10 minutes 20 seconds a distance of 488.11 feet; thence turn left 93 degrees 49 minutes 40 seconds a distance of 450.45 feet to the point of beginning.

Also conveyed is a 30 foot right-of-way for the purpose of ingress, egress and utilities along the existing drive between the above described parcel and Highway #280.

\$60,000.00 of the purchase price for said property was paid from a mortgage executed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 30th

day of July, 19 82

WITNESS:

1982 AUG 3 AM 10:14
(Seal)

Fred Jones (Seal)
Fred Jones

Mary K. Jones (Seal)
Mary K. Jones

STATE OF ALABAMA
SHELBY

COUNTY

Seal 1.00
Rec. 1.50
Ind. 1.00
3.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred Jones and wife, Mary K. Jones

whose name s 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 execute the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, A.D. 19 82

H. L. Conwill
Notary Public.