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(Name) _____

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and no/100 (\$2,000.00) DOLLARS and the execution of a purchase money mortgage executed simultaneously herewith to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Flora Jane Jones and husband, Eddie S. Jones

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

Henrietta McCluskey and Steven Taylor Belcher

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

Shelby

County, Alabama to-wit:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 22 South, Range 4 West; thence run Northerly and along the East line for a distance of 105.0 feet to the point of beginning; thence continue along same line for a distance of 227.07 feet; thence turn 90 deg. 23' 41" to the left for a distance of 420.0 feet; thence turn 89 deg. 36' 19" to the left for a distance of 227.07 feet; thence turn 90 deg. 23' 41" to the left for a distance of 420.0 feet to the point of beginning.

Situated in Shelby County, Alabama.

MINERALS AND MINING RIGHTS EXCEPTED.

According to survey of Huddie Dansby, Reg. No. 9128, dated July 17, 1981.

LESS AND EXCEPT a 12-foot strip of land for a right of way as described in Deed Book 254, Page 701, in Probate Office.

Subject to taxes for 1984 and subsequent years. 1983 taxes will be paid by the grantors herein.

Subject to permits, easements, rights of way, or roadways of record or in evidence through use.

GRANTORS ADDRESS:

Mrs. Flora Jane Jones

Route 4, Box 351

Montevallo, Alabama 35115

GRANTEES ADDRESS:

Miss Henrietta McCluskey

Route 1, Box 118

Jemison, Alabama 35085

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 hand(s) and seal(s), this 4th day of April, 19 83.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 APR -4 AM 9:59

(Seal)

(Seal)

(Seal)

150

100

4.50

Flora Jane Jones

Flora Jane Jones

Eddie S. Jones

Eddie S. Jones

STATE OF ALABAMA

SHELBY

JUDGE OF PROBATE

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Flora Jane Jones and husband Eddie S. 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, A. D., 19 83.

Jack A.

Mike Atchison

Notary Public.

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