

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Roy Jones

(Address) Route 1, Box 33 AA
Shelby, Alabama 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 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 Nine Thousand and No/100 (\$9,000.00)----- DOLLARS

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

Robin C. Marcum, a married man

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

Roy Jones and wife, Brenda 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:

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, thence run Easterly along the North line of said Section 25, a distance of 1,613.27' to the point of beginning of the property being described, thence continue along last described course 212.41' to an Alabama Power Company Concrete Monument on the West edge of Reed Creek Slough of Lay Lake, thence turn an angle of 68 degrees 47 minutes 26 seconds to the right and run Southeasterly a chord distance of 85.0' to a point, thence turn an angle of 118 degrees 02 minutes 07 seconds to the right and run Westerly a distance of 244.85' to a point, thence turn an angle of 83 degrees 10 minutes 27 seconds to the right and run Northerly a distance of 50.0' to the point of beginning containing 0.350 acres and subject to any agreements, easements, restrictions, limitations and water line regulations of probated record. Less and except title to minerals underlying the above described lands with mining rights and privileges belonging thereto.

Property conveyed hereby consists of no part of the homestead of the grantor.

\$ 9,000.00 of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this

day of 19 84

WITNESS:

NOTARY

PUBLIC

STATE OF ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

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

1984 MAY -1 AM 8:52

447-812

JUDGE OF PROBATE

Robin C. Marcum

Robin C. Marcum

Ree 1.50

Jud 1.00

2.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robin C. Marcum, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April A. D. 19 84

Commission Expires June 2, 1987

F. N. B. C.

Notary Public.