

SEND TAX NOTICE TO:

(Name) Carroll Jones and Carolyn Jones
Mooney Road
(Address) Columbiana, Alabama 35051

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys
(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 FIFTEEN THOUSAND AND NO/100 (\$15,000.00) DOLLARS

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

William H. Lee, an unmarried man

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

Carroll Jones and wife, Carolyn 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:

Lot No. 4 according to map of the R. F. Tidmore property recorded in Map Book 4, page 16, of the Office of Judge of Probate, Shelby County, Alabama.

Also described as: a lot in the NE 1/4 of NW 1/4 of Section 36, Township 21 South, Range 1 West, more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 of NW 1/4 of Section 36, Township 21, Range 1 West, and run along the south line of said forty, North 84 deg. 40 min. East a distance of 865.0 feet; thence continue North 84 deg. 40 min. East 1029.9 feet; thence run North 4 deg. 20 min. West a distance of 742.8 feet to the South margin of a dirt road running East from the Columbiana-Shelby paved road; thence along the South margin of said dirt road South 85 deg. 10 min. West a distance of 408.0 feet to the point of beginning of the lot herein described; thence run South 4 deg. 20 min. East a distance of 200.0 feet; thence run North 85 deg. 10 min. East a distance of 102.0 feet; thence run North 4 deg. 20 min. West a distance of 200 feet to the South margin of said dirt road; thence along the South margin of said dirt road South 85 deg. 10 min. West a distance of 102.0 feet to the point of beginning. Situated in Shelby County, Alabama.

William H. Lee is surviving grantee in deed from Rudolph F. Tidmore and wife, Odell Tidmore to William H. Lee and wife, Annie Irene Lee, dated April 12, 1958 and recorded in Deed Book 192, page 476. Said Annie Irene Lee having died on April 26, 1975.

12,999.00 of the above purchase price was paid from a mortgage executed simultaneously here- with

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 4th

day of January, 1985

WITNESS:

Becky Mooney (Seal) William H. Lee (Seal)
JAN 5 - 7 PM 3 44 (Seal) (William H. Lee) (Seal)

J. Brown (Seal) Deed TAX 2.50 (Seal)
Rec 2.50
Ind 1.00
6.00

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Lee, an unmarried 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 were acknowledged.

Given under my hand and official seal this 4th day of January, 1985.

Annie L. Brown

Notary Public