

(Name) Sam E. Jones, III

(Address) Route 1, Box 2335  
Shelby, Alabama 35143

This instrument was prepared by

(Name) Dale Wallace

(Address) 2100 Southbridge Parkway, Suite 376 Birmingham, Alabama 35209

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 Ninety Four Thousand Nine Hundred and No/100--- (\$94,900.00) -- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James R. Pugh and wife, Nonnie S. Pugh

(herein referred to as grantors) do grant, bargain, sell and convey unto Sam E. Jones, III and wife, Billie K. 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 54, according to the Map and Survey of LACOOSA ESTATES, as recorded in Map Book 5, page 35, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1985.

Restrictions recorded in Deed Book 254, page 16, in the Probate Office of Shelby County, Alabama.

Rights of Alabama Power Company acquired in condemnation procedure in 1912 as shown by proceeding in Final Record 7, page 1, in said Probate Office; and agreement entered into between L.D. Hand and wife, Emma V. Hand as recorded in Deed Book 48, page 565; and instrument shown in Deed Book 48, page 337 and in Deed Book 57, page 102, in said Probate Office.

Permit to Alabama Power Company shown in Deed Book 167, page 107, in said Probate Office.

Right of way to Shelby County recorded in Deed Book 227, page 154, in said Probate Office.

Contract to Alabama Power Company recorded in Deed Book 242, pages 378, 379, and 380, in said Probate Office.

Instrument recorded in Deed Book 248, page 117, in said Probate Office.

Permit to Alabama Power Company, recorded in Deed Book 277, page 156, in said Probate Office.

\$75,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

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 30th day of April, 19 85.

WITNESS

[Signature]

STATE OF ALABAMA }  
SHELBY COUNTY }  
JUDGE OF PROBATE

James R. Pugh (Seal)  
James R. Pugh (Seal)

[Signature]

1985 MAY -2 PH 12:42  
(Seal)

Nonnie S. Pugh (Seal)  
Nonnie S. Pugh (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

Deed TAX 19.00  
Rec 2.50  
Sub 1.00  
22.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Pugh and wife, Nonnie S. Pugh are known to me, and 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 30th day of April, A.D., 19 85.

Seier, Johnston, Wallace

[Signature]  
Notary Public