

This instrument was prepared by

TITLE NOT EXAMINED

(Name) J. Michael Joiner, Attorney at Law

(Address) P. O. Box 1012, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand Dollars and NO/100 (\$16,000.00)***** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Hubert K. Joiner and wife, Dorothy C. Joiner

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

James Morris Jones and wife, Jane C. 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:

Being a resubdivision of Lot 8 of Murphy's Fishing Camp, located in the E. 1/2 of the SE 1/4 of Sec. 2, Township 24, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

Beginning at an iron pin sunk in concrete in the south margin of L & M Trace, which point is approximately 100' in an easterly direction along the South Margin of L & M Trace, from where it intersects with the center of Mostellers Road, formerly Shraders Mill Road. Said point of beginning also being the Northeast corner of Lot 8 A of Murphy's Fishing Camp, thence with the south margin of L & M Trace approximately 100' to an iron pin sunk in concrete, thence in a south-easterly direction, passing a double oak at approximately 125', a distance of approximately 200' to the edge of Lay Lake, thence with Lay Lake in a northwesterly direction approximately 100' to an iron pin, sunk in concrete, the same being the southeast corner of Lot 8 A, then with the east boundary of Lot 8 A approximately 200' to the point of beginning, the same being Lot 8 B according to an unrecorded plat.

Being a portion of the property conveyed to Homer M. Lincoln et ux Gladys F. Lincoln by deed of record in Book 306, Page 763 in the Probate Office of Shelby County, Alabama.

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 28th day of February, 1986

WITNESS:

Sandy Williams

(Seal)

Debbie St. Julian

Helen Martin

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

Hubert K. Joiner

(Seal)

Dorothy C. Joiner

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

1986 MAR -3 AM 8:00 Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hubert K. Joiner, and wife, Dorothy C. Joiner whose names 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 28th day of February, A. D., 1986

Form 31-A

Sent Tax Notice to:
James Morris Jones
923 3rd Ave. NW
Alabaster AL 35007

Jon Ellen Nix

Notary Public.