

This instrument was prepared by  
(Name) John L. Hartman, III  
(Address) P. O. Box 846  
Birmingham, Alabama 35201

Send Tax Notice To: Jeff and Susan B. Jackson  
name  
901 4th Avenue S.W.  
address  
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 Forty-one Thousand Six Hundred and no/100 (\$41,600.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
James Clovis Guy and wife, Lexie Guy  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Jeff Jackson and Susan B. Jackson  
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
Shelby County, Alabama to-wit:

Beginning South corner of the NW 1/4 of the NW 1/4 of Section 2, Township 21, Range 3 West, thence 105 feet west, thence North 210 feet, thence East 105 feet, thence South 210 feet to the point of beginning. Situated in Shelby County, Alabama. Less and except the following:

Commence at the SE corner of the NW Quarter of the NW Quarter of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence northerly along the east line of said quarter-quarter 210.0 feet to a point; thence 87 degrees 15 minutes left and run westerly 105.0 feet to the point of beginning of Quit Claim Parcel "B"; thence 92 degrees 45 minutes left and run Southerly 105.0 feet to a point; thence 173 degrees 27 minutes left and run northerly 105.11 feet to a point; thence 93 degrees 48 minutes right and run easterly 12.0 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: (1) All easements, restrictions and reservations of record.

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 ~~we~~ do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 September, 19 87.

WITNESS:

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

James C. Guy (Seal)  
Lexie Guy (Seal)

1987 OCT -1 PM 1:25  
1. Deed Tax (Seal) 41.00  
2. Mtg. Tax (Seal)  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 45.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Clovis Guy and wife, Lexie Guy 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 30th day of September A. D., 19 87

John L. Hartman, III Notary Public.