

SEND TAX NOTICE TO:

(Name) Alan Clark Jones
Rt 1, Box 229
 (Address) Columbiana Al 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
 (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 THIRTEEN THOUSAND FIVE HUNDRED DOLLARS AND NO/100----(\$13,500.00) DOLLARS

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

FRED WAYNE HORTON, a married man

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

ALAN CLARK JONES AND JOAN D. 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:

PARCEL I

Commence at the SE corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East, thence run North along the East line of said 1/4-1/4 for 420.27 feet to the Point of Beginning; thence continue last described course for 279.47 feet; thence 89 degrees 14 minutes 18 seconds left run 733.19 feet to the Easterly right of way of Alabama State Highway #145; thence 76 degrees 10 minutes 06 seconds left run Southerly along said right of way for 221.05 feet; thence 90 degrees 00 minutes right continue along said right of way for 40.00 feet; thence 90 degrees 00 minutes left continue along said right of way for 76.32 feet; thence 103 degrees 48 minutes 53 seconds left run 846.84 feet to the point of beginning. According to the survey of Thomas E. Simmons, LS 12945, dated February 6, 1988.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE OF THE GRANTOR OF HIS SPOUSE.

\$11,000.00 of the above consideration was paid from a mortgage recorded 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 19

day of February, 1988

WITNESS:

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

88 FEB 22 AM 9:56

STATE OF ALABAMA }
 SHELBY COUNTY }
 JUDGE OF PROBATE }
 TOTAL

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Fred Wayne Horton, 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 19 TH day of February, A. D., 1988

Public.

BOOK 172 PAGE 145