

SEND TAX NOTICE TO:

(Name) Bill Clark Jones
Route One, Box 227
 (Address) Columbiana, Alabama 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 FOURTEEN THOUSAND DOLLARS AND NO/100----- 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

BILL CLARK JONES AND CAROL 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:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 27, Township 21 South, Range 1 East, thence run East along the South line of said 1/4-1/4 for 155.02 feet to the Westerly right of way of Alabama State Highway #145, thence 76 degrees 11 minutes 40 seconds left run Northeasterly along said right of way for 1440.37 feet, thence 87 degrees 46 minutes 38 seconds left run 181.25 feet to the 397 contour of Lay Lake and the Point of Beginning; thence 180 degrees 00 minutes run Southeasterly for 181.25 feet to the Westerly right of way of said Highway, thence 87 degrees 46 minutes 38 seconds right run Southwesterly along said right of way for 262.16 feet; thence 90 degrees 38 minutes 15 seconds right run 50.04 feet to the center of a branch; thence 40 degrees 43 minutes right run along said branch for 31.09 feet to the 397 contour of Lay Lake; thence run Northerly along said contour for 300 feet more or less to the point of beginning.

According to the survey of Thomas E. Simmons, LS 12945 dated February 10, 1988.

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

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 22nd

day of February, 19 88

WITNESS:

STATE OF ALA. SHELBY
 I CERTIFY THIS
 INSTRUMENT WAS FILED

88 FEB 23 AM 9:26

STATE OF ALABAMA
 SHELBY JUDGE OF PROBATE
 COUNTY

(Seal)
 1. Deed Tax \$ 14.00
 (Seal)
 2. Mtg. Tax
 (Seal)
 3. Recording Fee 2.50
 (Seal)
 4. Indexing Fee 4.00
 TOTAL 17.50

Fred Wayne Horton (Seal)
 FRED WAYNE HORTON (Seal)

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 22nd day of February, A.D., 19 88