

This instrument was prepared by

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Send Tax Notice To:

Stephen H. Jones
Rebecca L. Jones
858 Burning Tree Trail
Alabaster, AL 35007
address

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

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-NINE THOUSAND & NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOHN JOSEPH BURKE, and wife, ANNE V. BURKE

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

STEPHEN H. JONES and wife, REBECCA L. 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 5, Block 2, according to Navajo Hills, First Sector, as recorded in Map Book 5, Page 18, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

- (1) Current year's property taxes;
- (2) Easements, covenants, conditions, restrictions and rights of way of record.

FIFTY-EIGHT THOUSAND SIX HUNDRED NINETY-EIGHT DOLLARS OF THE ABOVE-RECITED CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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

89 SEP -1 PM 1:26

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>50</u>
2. Mtg. Tax -----	\$ <u> </u>
3. Recording Fee -----	\$ <u>2.50</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ <u> </u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>7.00</u>

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 25th day of August, 19 89

WITNESS:

(Seal)

(Seal)

(Seal)

John Joseph Burke (Seal)
Anne V. Burke (Seal)
Anne V. Burke (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Joseph Burke and wife, Anne V. Burke 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 25th day of August, A. D., 19 89

Mary Thelma Kirby
Notary Public.