

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten Dollars and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, FEDERAL HOME LOAN MORTGAGE CORPORATION, a corporation organized and existing under the laws of the United States, (Herein referred to as GRANTOR) does grant, bargain, sell and convey unto FRANKLIN D. JONES. and GERTRUDE H. 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:

A parcel of land in the SW 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the SE Corner of said 1/4 - 1/4 Section and run West along the South Boundary thereof for a distance of 431.90 feet; thence turn and angle to the right of 44 deg. 26 min. 57 sec. and run in a Northwesternly direction for a distance of 306.70 feet to the Southeast boundary of Indian Crest Dreve; thence turn an angle to the right of 89 deg. 01 min. 04 sec. to tangent and run in a Northeasterly direction along said boundary and along a curve to the left, said curve having a central angle of 2 deg. 21 min. 12 sec. and a radius of 1890.85 feet, for a distance of 77.66 feet to the end of said curve; thence continue in a Northeasterly direction of 192.89 feet; thence turn an angle to the right of 90 deg. 22 min. 52 sec. and run in a Southeasterly direction for a distance of 630.00 feet to the point of beginning of the property herein described, containing 3.02 acres, more or less; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1990 are a lien, but not due and payable until October 1, 1990.
2. Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 242, Page 877, in the Probate Office of Shelby County, Alabama.
3. Right-of-way for Indian Crest Road.
4. Mineral and mining rights not owned by Grantor.
5. Statutory Rights of Redemption created by the foreclosure of that certain mortgage foreclosed by Federal Home Loan Mortgage Corporation, which run for a period of one year from December 14, 1989; said mortgage foreclosure deed being recorded in Real 270, Page 308 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 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 to the heirs and assigns of the grantees herein shall take as tenants in common.

\$129,600.00 of the above consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 19th day of April, 1990.

Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States

By: Jackie Muellenbach
Its: Regional Director

STATE OF GEORGIA)
FULTON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jackie Muellenbach whose name as Regional Director of Federal Home Loan Mortgage Corporation, a corporation organized and existing under the laws of the United States, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal of office this 19th day of April, 1990.

Jeri Vandegrift
Notary Public Jeri Vandegrift
My Commission Expires: _____
Notary Public, Douglas County, Georgia
My Commission Expires March 24, 1991

This instrument was prepared by:
Clayton T. Sweeney
Corley, Moncus & Ward, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Franklin D. Jones and
Gertrude H. Jones
418 Indian Crest Drive
Helena, AL 35080
Parcel ID# 58-10-5-21-0-001-026

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

90 APR 30 AM 11:39

Thomas P. Sweeney, Jr.
JUDGE OF PROBATE

1. Deed Tax	14.50
2. Mtg. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	21.50