

This instrument was prepared by
(Name) JAMES R. MONCUS, JR., ATTORNEY

(Address) 1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM ALABAMA 35226

647
Send Tax Notice To: NICHOLAS JASPER
name 5203 ROY DRIVE
address HELENA AL 35080

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 EIGHTY SEVEN THOUSAND ONE HUNDRED AND NO/100 (\$87,100.00) ---- DOLLARS

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

JONATHAN N. ROSE AND WIFE, VELITA O. ROSE
(herein referred to as grantors) do grant, bargain, sell and convey unto

NICHOLAS JASPER AND SALLY C. JASPER
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
SHELBY County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$78,350.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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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 30TH day of JULY, 19 90

WITNESS:

(Seal)

(Seal)

(Seal)

Jonathan N. Rose (Seal)
JONATHAN N. ROSE
Velita O. Rose (Seal)
VELITA O. ROSE (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 JONATHAN N. ROSE AND WIFE, VELITA O. ROSE whose name S 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 JULY A. D., 19 90

[Signature]
Notary Public.

EXHIBIT A - LEGAL DESCRIPTION

A portion of land situated in the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 20 South, Range 3 West, and being more particularly described as follows: Commence at the Southeast corner of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North along the East line of said Section 22 a distance of 1056.0 feet; thence turn left 88 degrees 41 minutes 36 seconds and run West a distance of 3304.64 feet; thence turn left 91 degrees, 18 minutes, 36 seconds and run South a distance of 792.0 feet; thence turn left 88 degrees, 41 minutes, 24 seconds and run East a distance of 9.42 feet to the Easterly right of way line of a public road; thence continue East along the last described course a distance of 216.56 feet; thence turn left 91 degrees 18 minutes 36 seconds and run North a distance of 213.99 feet; thence turn left 88 degrees 41 minutes 24 seconds and run West a distance of 200.66 feet to the Easterly right of way line of the aforementioned public road; thence turn left 83 degrees 16 minutes 15 seconds and run Southerly along said right of way line a distance of 59.16 feet to a point of a curve to the left running Southerly, said curve having a radius of 827.10 feet and a central angle of 8 degrees 58 minutes; thence continue Southerly along said right of way line an arc distance of 129.44 feet to the point of tangency; thence continue Southerly along said right of way line a distance of 26.02 feet to the point of beginning. Situated in Shelby County, Alabama.

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

90 AUG -8 PM 12: 54

Thomas A. Jamieson
JUDGE OF PROBATE

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1. Deed Tax	9.00
2. L.P. Tax	0.00
3. Notary Fee	5.00
4. Recording Fee	3.00
5. ...	0.00
6. ...	1.00
Total	18.00