

STATE OF ALABAMA )  
SHELBY COUNTY )

Send Tax Notice to:

Ralph L. Jones

PO Box 272

Albaster AL 35007

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of SEVENTEEN THOUSAND DOLLARS (\$17,000.00), GRAVLEE HOMES, INC., a corporation (hereinafter referred to as "Grantor"), in hand paid by RALPH L. JONES and wife, VONCILLE C. JONES (hereinafter referred to as "Grantees") the receipt whereof is hereby acknowledged by Grantor, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees, RALPH L. JONES and wife, VONCILLE C. JONES, for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Map and Survey of Thompson Plantation, as recorded in Map Book 11, Page 53, in the Probate Office of Shelby County, Alabama;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Ad valorem taxes for current tax year and all subsequent years;
2. Restrictions appearing of record in Book 159, Page 770, Office of the Judge of Probate of Shelby County, Alabama;
3. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 160, Page 668, said Probate Office;
4. Agreement with Alabama Power for Underground Residential Distribution as recorded in Book 155, Page 70, said Probate Office;
5. Right of Way granted to Alabama Power Company by instrument recorded in Book 183, Page 217, said Probate Office; and
6. Easements and building line as shown on recorded map.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion; 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) 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.

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And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns 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, the said Grantor has caused this Warranty Deed to be executed by its duly authorized officer, on this \_\_\_\_\_ day of April, 1991.

GRAVLEE HOMES, INC., a corporation

By: Kyle Gravlee  
Its President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kyle Gravlee, whose name as President of GRAVLEE HOMES, INC., a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of April, 1991.

Diane M. Burton

Notary Public

My Commission Expires JANUARY 28, 1995

THIS INSTRUMENT PREPARED BY:

WILLIAM R. SYLVESTER  
Berkowitz, Lefkovits, Isom & Kushner  
1100 Financial Center  
Birmingham, Alabama 35203

STATE OF ALA. SHERIFF  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 APR 19 PM 12:24

JUDGE OF PROBATE

1. Dead Tax	17.00
2. Mtg. Tax	5.00
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	26.00