

SEND TAX NOTICE TO:

(Name) James Harold Jones & Jo C. Jones
(Address) P.O. Box 496
Shelby Co. 35143

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(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

500.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

James Harold Jones and wife, Jo C. Jones

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

James Harold Jones and wife, Jo C. 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:

Begin at the southeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), Section 12, Township 24, Range 15 East and run South 86 deg. 45 minutes West 589.4 feet for point of beginning of the property herein conveyed; thence continue South 86 deg. 45 minutes West for 161 feet; thence South 3 deg. 02 minutes East for 268.37 feet; thence North 49 deg. 30 minutes East for 228 feet; thence North 11 deg. 44 minutes West for 131.66 feet to the point of beginning.

The hereinabove described property is subject to life estate as reserved by Irene Guin in that certain deed recorded in Real Book 240, page 956 in the office of the Judge of Probate of Shelby County.

BOOK 345 PAGE 449

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

91 JUN -3 AM 9:24

JUDGE OF PROBATE

1. Death Tax	0.50
2. Ad. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. Notary Fee	0.00
6. Certificate Fee	0.00
Total	6.50

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 3rd

day of June, 19 91.

WITNESS:

(Seal)

(Seal)

(Seal)

James Harold Jones (Seal)
James Harold Jones
Jo C. Jones (Seal)
Jo C. Jones
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that James Harold Jones and wife, Jo C. Jones

whose name is 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 3rd day of June, A.D., 19 91

Lincoln M. Fisher