

2530

Send Tax Notice To:

Michael D. Jones
3092 Riverwood Terrace
Birmingham, AL 35243

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of SEVENTY FOUR THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$74,700.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, W. Douglas Jefferies, Jr., and wife, Carole Jefferies, (herein referred to as Grantor) do grant, bargain, sell and convey unto MICHAEL D. JONES AND SHERRY BOHANNON-JONES (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot D, Block 12, according to a Resurvey of Lots A, B, C & D, Block 12, Riverwood, 7th Sector, as recorded in Map Book 10, Page 81, in the Probate Office of Shelby County, Alabama, together with an undivided 1/106 interest in the common area, as set forth in Declaration recorded in Misc. Book 39, Page 880, in said Probate Office.

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Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$ 74,113.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 hands and seal, this 30th day of May, 1991.


W. Douglas Jefferies, Jr.

Carole Jefferies

STATE OF VIRGINIA)

^{city}
COUNTY OF Corington)

(At Large)

I, the undersigned, a Notary Public in and for said ^{city (at large)} County in said State, hereby certify that W. Douglas Jefferies, Jr., and wife, Carole Jefferies, 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 date the same bears date.

Given under my hand and official seal, this the 30th day of May, 1991.

Nancy C. Heizer
Notary Public

My Commission Expires: 11/30/95

zjones.txt

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STATE OF ALA. SHREVEPORT
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -6 AM 11:18

Thomas C. Williams, Jr.
JUDGE OF PROBATE

1	Doc. Tax	1.00
2	Not. Fee	5.00
3	Rec. Fee	3.00
4	Adm. Fee	1.00
5	Other	
6	Total	10.00

1.00
5.00
3.00
1.00