

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Gary Curtis Jones
17 College Street
 (Address) Vincent, AL 35178

This instrument was prepared by

(Name) STONE, PATTON, KIERCE & FREEMAN
118 N. 18th Street
 (Address) Bessemer, Alabama 35020

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP —

THE TITLE GROUP, INC.

Birmingham, AL

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-five thousand seven hundred and 00/100 (\$45,700.00)----- DOLLARS

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

PAUL A. PITTS and wife, ANITA B. PITTS

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

KELLI WATERS JONES AND GARY CURTIS 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:

From the Northwest corner of SW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 14, Township 19 South Range 2 East, proceed South along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 209.95 feet to the point of beginning of herein described parcel of land; thence continue along same course for a distance of 100.00 feet; thence turn 95 deg. 22 min. 45 sec. left and proceed in a North-easterly direction for a distance of 250.00 feet; thence turn 84 deg. 37 min. 15 sec. left and proceed in a Northerly direction parallel to the West boundary of the SW $\frac{1}{4}$ -NW $\frac{1}{4}$ of said Section 14 for a distance of 100.00 feet; thence turn 95 deg. 22 min. 45 sec. left and proceed in a Southwesterly direction parallel to the South boundary of herein described parcel of land for a distance of 250.00 feet to the point of beginning of herein described parcel of land, and contains 0.57 acre. The above described parcel of land is located in the SW $\frac{1}{4}$ -NW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama.

This conveyance subject to:

- (1) Taxes for the year 1992 and subsequent years not yet due and payable

Inst # 1992-08834

05/19/1992-08834
 01:29 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
 001 HCD 24.50

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 our hand(s) and seal(s), this 20th

day of April, 19 92.

WITNESS:

Paul A. Pitts (Seal)
Anita B. Pitts (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

_____, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Paul A. Pitts and wife, Anita B. Pitts 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 20th day of April, A. D., 19 92

My Commission Expires: 4-28-93

Notary Public.