

This instrument was prepared by

Send Tax Notice To: Alonza D. Jones

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

^{name}
2738 Stevens Creek Road
Birmingham, Alabama 35244
^{address}

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 One hundred forty three thousand and No/100 (143,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert S. Fairweather, III and wife, Susan K. Fairweather

(herein referred to as grantors) do grant, bargain, sell and convey unto
Alonza D. Jones and Vanessa M. 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:

Lot 32-A, according to a Resurvey of Lot 32 of Brookhaven, 2nd Sector, recorded in Map Book 13, page 116, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1993.

Subject to 35 foot building line as shown by recorded Map.

Subject to restrictions regarding Alabama Power Company recorded in Real 138, page 626, in the Probate Office of Shelby County, Alabama.

Subject to Agreement with Alabama Power Company recorded in Real 138, page 632, in the Probate Office of Shelby County, Alabama.

The grantors make no warranty of title as to minerals and mining rights.

Inst # 1992-24175

10/21/1992-24175
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.50

\$133,000.00 of the purchase price was paid from the proceeds of 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 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 16th
day of October, 19 92

WITNESS:

(Seal)

(Seal)

(Seal)

Robert S. Fairweather, III (Seal)
Susan K. Fairweather (Seal)
Susan K. Fairweather (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Robert S. Fairweather, III and wife, Susan K. Fairweather 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 16th day of October, A. D., 19 92

Larry L. Halcomb
Notary Public.

My Commission Expires January 23, 1994