

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Richard W. Jones, Sr.
1717 King Charles Court
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
31 Inverness Center Pkwy., Suite 360
(Address) Birmingham, Alabama 35242

Inst # 1992-25410

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

11/02/1992-25410
11-13-92 CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

That in consideration of SEVENTY-NINE THOUSAND AND NO/100..... (\$79,000.00) DOLLARS

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

James M. Cagle, an unmarried man, and Martha de J. Cagle, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

RICHARD W. JONES, SR. and wife, KAREN B. 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 55, according to the survey of Kingwood, First Addition,
as recorded in Map Book 6, Page 90, in the Probate Office of
Shelby County, Alabama.

Subject to:

1. Property taxes for 1993 and subsequent years not yet due and payable.
2. Restrictions appearing of record in Misc. Book 16, Page 361 and Misc. Book 15, Page 892.
3. Right granted Alabama Power Company to construct, install, operate and maintain all conduits, cables, trans closures and other appliances and facilities useful or necessary for overhead and underground transmission and distribution of electric power and for underground communication service as set forth by instrument recorded in Deed Book 299, Page 132.
4. All rights relating to underground residential electric distribution system as recorded in Misc. Book 16, Page 354.

The entire purchase price received above was paid from a first purchase money 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 29th

day of October, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

James M. Cagle (Seal)
James M. Cagle (Seal)
Martha de J. Cagle (Seal)
Martha de J. Cagle (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Cagle, an unmarried man and Martha de J. Cagle, an unmarried woman 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 29th day of October, A.D., 19 92

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Nov. 3, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public.

Inst # 1992-25410