

This instrument prepared by:

ONNIE D. DICKERSON, III
Attorney-at-Law
214 Lorna Square
Birmingham, AL 35316

Send tax notice to:

Mr. Donny F. Jones
745 Camp Branch Circle
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE of ALABAMA >
COUNTY of SHELBY > KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-EIGHT THOUSAND EIGHT HUNDRED and NO/100 (\$128,800.00) DOLLARS to the undersigned grantor or grantors by the GRANTEES herein, the receipt whereof is acknowledged, we, J.V. LAMAR, a single man (herein referred to as GRANTORS), do grant, bargain, sell and convey unto the said DONNY F. JONES and wife, DEBRA ANN 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:

A parcel of land lying in the Southwest 1/4 of Southeast 1/4, Section 9, Township 21 South, Range 2 West, and more particularly described as follows:

Starting at the Southwest corner of the said Southwest 1/4 of Southeast 1/4, Section 9, Township 21 South, Range 2 West, run northerly along the West boundary line of the said Southwest 1/4 of Southeast 1/4 a distance of 520.0 feet to an iron marker, the point of beginning; thence continue northerly along the same line a distance of 611.1 feet and run easterly a distance of 390.2 feet to an iron marker in the middle of said chert road; thence turn 103 degrees 29 minutes to the right and run Southwesterly a distance of 325.0 feet to an iron marker at a fence corner; thence turn 104 degrees 15 minutes left and run easterly 325.0 feet to middle of chert road; thence run southerly along the center line along the curves of said chert road a distance of 332.1 feet to an iron marker; thence run northwesterly 477.3 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO: (1) 1993 Ad Valorem taxes, and taxes of subsequent years; (2) Restrictions, Reservations, Easements, Right-of-Way of record, if any.

NOTE: \$115,900.00 of the above purchase price is in the form of a mortgage in favor of COLLATERAL MORTGAGE, LTD., executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantees, with right of survivorship, his, her or their heirs and assigns forever; it being the intention of the parties of this conveyance, that (unless 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 the 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 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 hereto set our hands and seals this 11th day of December, 1992.

Witness

STATE of ALABAMA >
COUNTY of SHELBY >

I, Onnie D. Dickerson, III, a Notary Public in and for said County, in said State, hereby certify that J. V. LAMAR, a single man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily.

Given under my hand and official seal this 11th day of December, 1992.

Onnie D. Dickerson III
NOTARY PUBLIC

My Commission Expires: 04/23/96

