

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

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

Joy R. Jones
2616 North Chandalar Lane
Pelham, AL 35124

PARCEL# 13-1-01-0-003-090.023

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of ONE HUNDRED ELEVEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$111,900.00.00), to the undersigned grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **THOMAS L. BLAKE, JR. AND WIFE, GLORIA C. BLAKE**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **JOY R. JONES AND A.C. JONES, III** (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 25, according to the Map and Survey of Chanda - Terrace, Third Sector, as recorded in Map Book 10, page 97, in the Probate Office of Shelby County, Alabama.

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

\$99,900.00 of the purchase price recited herein 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 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 hands and seal, this 30th day of July, 1993.


THOMAS L. BLAKE, JR.


GLORIA C. BLAKE

by her Attorney in Fact, Thomas L. Blake, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that THOMAS L. BLAKE, JR., individually, and THOMAS L. BLAKE, JR., as Attorney-in-Fact for GLORIA C. BLAKE, who are husband and wife, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, executed the same voluntarily, individually and acting within the scope and power of said power of attorney, in her capacity as Attorney-in-Fact for GLORIA C. BLAKE on the day the same bears date.

Given under my hand and seal this the 30th day of July, 1993.


Notary Public

My Commission Expires: 11/20/96

zjjones

08/06/1993-23225
08:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.50

1993-23225