

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Vester Dee Jones, Jr.
2839 County Road 71
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

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

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Five Thousand, Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Michael W. Avery and wife, Emily Kay Avery

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

Vester Dee Jones, Jr. and wife, Nancy A. 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:

Commence at the Southeast corner of the NW 1/4 of the NE 1/4 of Section 13, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence westerly along the south line of said quarter-quarter section a distance of 40.0 feet to a point; thence turn 90 degrees 47 minutes to the right and run northerly parallel with the east line of said quarter-quarter section a distance of 200.55 feet to the point of beginning (P.O.B) of the property being described; thence continue along last described course a distance of 100.0 feet to a point; thence turn 90 degrees 00 minutes to the left and run westerly a distance of 290.04 feet to a point; thence turn 89 degrees 53 minutes to the left and run southerly a distance of 100.0 feet to a point; thence turn 90 degrees 07 minutes to the left and run easterly a distance of 290.25 feet to the point of beginning.

According to the survey of Joseph E. Conn, Jr., P.L.S.#9040, dated December 29, 1993.

Subject to taxes for 1994 and subsequent years, easements, restrictions, rights of way and permits of record.

\$52,725.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

01/04/1994-00017
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

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 have hereunto set our hand(s) and seal(s), this 30 th

day of December, 19 93

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Michael W. Avery (Seal)
Michael W. Avery
Emily Kay Avery (Seal)
Emily Kay Avery

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Michael W. Avery and Emily Kay Avery

whose names 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 30 th day of December A. D., 19 93

Notary Public.

Inst # 1994-00017