

This instrument was prepared by

Send Tax Notice To: ANDY ESTILL
name

(Name) J. Dan Taylor

address

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

FIFTEEN THOUSAND AND 00/100

DOLLARS

That in consideration of
(\$15,000.00)

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

ANTHONY C. JONES, a married man,

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

ANDY ESTILL, and wife, KIM ESTILL

(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

Lot 40, according to the Amended Plat of Brookhaven, Sector 3, as recorded in Map Book 11, page 118, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.
Subject to 1994 taxes not yet due and payable.

Grantor hereby warrants that the property herein conveyed is not the Homestead of Grantor or Grantors spouse.

1st 1994-00175

01/05/1994-00175
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HJS 23.50

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 grantors 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, I have hereunto set my hand(s) and seal(s), this 30th

day of December, 1993

WITNESS:

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

Anthony C. Jones (Seal)
ANTHONY C. JONES

_____(Seal)
_____(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

J. DAN TAYLOR

, a Notary Public in and for said County, in said State,

hereby certify that ANTHONY C. JONES

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 on the day the same bears date.

Given under my hand and official seal this 30th day of December, A. D., 1993

J. DAN TAYLOR
Notary Public