

This document was prepared by

(Name) Charles L. Howard, III

(Address) 933 Frank Nelson Building, Birmingham, Ala. 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY }

That in consideration of Ten (\$10.00) Dollars and other good and valuable considerations, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, James Jones, (herein referred to as grantor),

do grant bargain, sell and convey unto: James Jones, and Barbara S. Jones, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land in the SW 1/4 of Section 33, Township 20 S, Range 3 W, and in the NW 1/4 of Section 4, Township 21 S, Range 3 W, Shelby County, Alabama, described as follows: Commence at the Southwest Corner of said Section 33; thence run East along the South section line a distance of 675.0 feet to the point of beginning; thence turn right 88°-00'-00" and run South 1341.12 feet along the East line of tract 4 of Fox Valley Acres as recorded in Map Book 10, page 75, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn left 88°-08'-00" and run East 1775 feet, more or less, to the center of Beaver Dam Creek (reference iron on line at 1720.00 feet); thence run Northeast along the center line of said creek 200 feet, more or less, to a point on the East line of the NE 1/4 of the NW 1/4 of said Section 4 (reference iron 1168.2 feet south of the NE 1/4 1/4 corner); thence run North along said East 1/4 1/4 line 1193.0 feet to the Northeast corner of said 1/4 1/4 Section; thence turn left 88°-34'-40" and run West 848.72 feet along the South line of said Section 33; thence turn right 117°-01'-53" and run Northeast 778.32 feet to a point on the centerline of Shelby County Highway No. 266 and the center of Dry Creek; thence run Northeast along the center of Dry Creek 780 feet, more or less, to a point on the North line of the South 1/2 of the SW 1/4 of said Section 33; thence run West along said North line 1192.30 feet; thence turn left 01°-14'-35" and run South 212.12 feet; thence turn left 30°-44'-59" and run Southeast 70.48 feet; thence turn right 44°-40'-57" and run Southwest 103.88 feet to a point on the centerline of Shelby County Highway No. 266; thence run Westerly along said centerline the following bearings and distances; thence right 89°-23'-04" and run Northwest 43.48 feet; thence turn left 08°-44'-01" and run Northwest 52.70 feet; thence turn left 34°-58'-15" and run Southwest 44.51 feet; thence turn left 12°-46'-51" and run Southwest 44.59 feet; thence turn left 03°-34'-37" and run Southwest 85.23 feet; thence turn left 03°-48'-16" and run Southwest 120.60 feet; thence turn left 50°-07'-30" and run South 818.14 feet to a point on the South line of said Section 33; thence turn right 88°-16'-27" and run West along said Section line 190.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Except that portion conveyed and described in that certain deed recorded at Book 355, Page 448, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the right of Ingress and Egress to and from the public highway over and across the adjacent land of James Edward Joyner and Imogene Collum Joyner, such public highway being North of subject property as set out in Deed Book 216, Page 238, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 130, Page 179, in the Office of the Judge of Probate of Shelby County, Alabama; Any mineral and mining rights not owned by Grantor; Less and except that part of subject property lying within Shelby County Highway No. 266 (being a prescriptive road) as shown by survey of Amos Cory, P.L.S. No. 10550, dated May 23, 1989; Rights of others to use Woods Road as shown by survey of Amos Cory, P.L.S. No. 10550, dated May 23, 1989, as recorded in Deed Book 216, Page 238; and current ad valorem taxes.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assign, 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 26th day of January 1994.

(Seal)

James Jones
(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }

General Acknowledgment

SHELBY COUNTY }

I, Libby Brekle, a Notary Public in and for said County, in said State, hereby certify that James 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 26th day of January A.D., 1994.

Libby Brekle
Notary Public

10,000.00

Inst # 1994-03214

NOTARY PUBLIC
SHELBY COUNTY, ALABAMA
JAN 26 1994
10:11 PM
1994-03214
LIBBY BREKLE
NOTARY PUBLIC