

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 containing 5.0 acres in the SW 1/4 of 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 turn East along the South section line a distance of 865.00 feet to the point of beginning; thence continue last course 460.75 feet, thence turn left 91°-33'-39" and run North 463.73 feet; thence turn left 90°-09'-55" and run West 441.88 feet; thence turn right 90°-00'-00" and run North 385.69 feet to a point on the centerline of Shelby County Highway No. 266; thence turn left 129°-52'-30" and run Southwest along said centerline 26.06 feet; thence turn left 50°-07'-30" and run South 818.84 feet to the point of beginning.

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.

WITNESS:

_____(Seal)

James Jones (Seal)
James Jones

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA }

General Acknowledgment

SHELBY COUNTY }

I, Sibby Brubke, 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.

535 Fox Valley Farm Rd.
Maylene, AL. 35114

Sibby Brubke
Notary Public

Inst # 1994-03215
01/31/1994-092150215
12:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

10,000.00
Inst # 1994-03215