

Inst # 1994-17451

This instrument was prepared by

Send Tax Notice To: Michael R. Jones  
name  
1640 King James Drive  
address  
Alabaster, Alabama 35007

(Name) Sheffield, Sheffield, Sheffield,  
(Address) 2976 Highway 31 South Suite A  
Palham, Alabama 35124

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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

That in consideration of SIXTY THREE THOUSAND AND NO/100 DOLLARS (\$63,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John J. Fugera, a single individual

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael R. Jones and Clyde R. 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:

Lot 43, according to the Survey of Kingwood Townhomes, Phase Two, as recorded  
in Map Book 9 Page 73 in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines,  
rights of way, limitations, if any, of record.

\$57,975.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

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05/31/1994-17451  
03:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 KCD 14.00

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, I have hereunto set my hand(s) and seal(s), this 26th  
day of May, 19 94.

\_\_\_\_\_  
(Seal) John J. Fugera (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Shelby COUNTY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
John J. Fugera, a single individual  
whose name(s) 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 May A.D., 19 94  
May D. Knight  
the undersigned Notary Public