

R94-1411

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & HARRIS
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

GARY T. JONES
190 3RD STREET
HELENA, AL 35080

Inst # 1994-17841

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of SIXTY FIVE THOUSAND and 00/100 (\$65,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ROBERT J. STATUM and DIANA D. STATUM, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GARY T. JONES and KAY C. JONES, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

A PART OF LOTS A AND B IN BLOCK 16, ACCORDING TO JOSEPH SQUIRE'S MAP OF THE TOWN OF HELENA, AS SHOWN BY PLAT RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 3, PAGE 121, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SAID LOT A AND RUN THENCE SOUTHERLY ALONG THE EAST MARGIN OF THIRD STREET, TO THE SW CORNER OF LOT B; THENCE EASTERLY ALONG THE SOUTH BOUNDARY OF SAID LOT B, 100 FEET; THENCE NORTHERLY AND PERPENDICULAR TO THE SOUTH BOUNDARY OF SAID LOT B, 100 FEET TO THE NORTH BOUNDARY OF LOT A; THENCE WESTERLY ALONG THE NORTH BOUNDARY OF LOT A, 106 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; BEING SITUATED IN THE SW 1/4 OF SW 1/4, SECTION 15, TOWNSHIP 20, RANGE 3 WEST.

SUBJECT TO THE EASEMENT DESCRIBED IN DEED FROM H.E. ROY AND WIFE, BESSIE ROY, TO HENRY GRADY CASH AND WIFE, NEIL R. CASH, DATED MARCH 2, 1959, AND RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN DEED BOOK 199, AT PAGE 387.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitute a lien but are not due and payable until October 1, 1994.

\$64,966.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

06/03/1994
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.50

as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROBERT J. STATUM and DIANA D. STATUM, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of June, 1994.


ROBERT J. STATUM

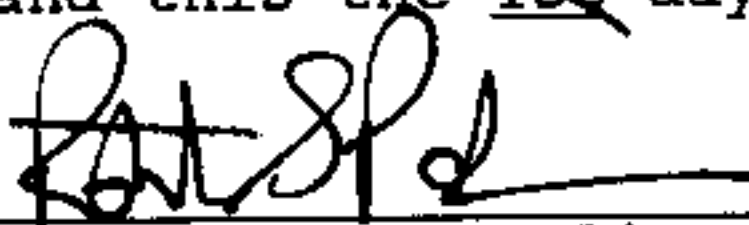

DIANA D. STATUM

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROBERT J. STATUM and DIANA D. STATUM, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the ^{2nd} ~~1st~~ day of JUNE, 1994.


Notary Public

My commission expires: 7/16/94

Inst # 1994-17841

06/03/1994-17841
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50