

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
143 Main, P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: William E. Jones and  
(Name) Priscilla L. Jones  
(Address) P.O. Box 628  
Montevallo AL 35115

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY TWO THOUSAND and 00/100-----(\$92,000.00)----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Douglas M. Kent, II and wife, Peggy S. Kent  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
William E. Jones and wife, Priscilla L. 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, the following described real estate situated in SHELBY County,  
Alabama to-wit:

A parcel of land in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South,  
Range 3 West, Shelby County, Alabama, described as follows: Commence at a  
point where the east right of way line of King Street intersects the north  
right of way line of Hedgerow Drive in the Town of Montevallo, Alabama and run  
thence easterly along the said north right of way line of said Hedgerow Drive a  
distance of 130.00 feet to an existing steel pin corner; thence turn 90 deg.  
left and run northerly a distance of 174.84 feet to an existing steel pin  
corner; thence 89 deg. 57 min. 12 sec. left and run westerly a distance of  
130.01 feet to an existing steel pin corner set on the east right of way line  
of King Street; thence turn 90 deg. 03 min. 02 sec. left and run southerly  
along the said east line of said King Street a distance of 174.95 feet to an  
existing steel pin and the point of beginning; being situated in Shelby County,  
Alabama.

**SUBJECT TO:**

Property taxes for 1994 and subsequent years.  
Mineral and mining rights are not insured.

**PURCHASE MONEY FIRST MORTGAGE FROM GRANTEES HEREIN, EXECUTED ON EVEN DATE  
HEREWITH, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$73,600.00.**

08/19/1994-25855  
12:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 27.50

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 for such survivor forever.

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 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 12th  
day of August, 19 94.

WITNESS

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

Douglas M. Kent II (Seal)  
Douglas M. Kent, II  
Peggy S. Kent (Seal)  
Peggy S. Kent (Seal)

STATE OF ALABAMA  
SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Douglas M. Kent, II and wife, Peggy S. Kent  
whose name s are 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 they executed the same voluntarily on the day the same bears  
date.

Given under my hand and official seal this 12th day of August A.D., 19 94

My Commission Expires: 9/97

M A Spears  
Notary Public

Inst # 1994-25855