

This instrument was prepared by

Send Tax Notice To: Fred A. Jones
Melanie K. Jones
name
613 Oak Glen Drive
address Birmingham, Al. 35244

(Name) Jones & Waldrop
1025 Montgomery Highway, Suite 212
(Address) Birmingham, Alabama 35216
184-94

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty Two Thousand and No/100 (\$142,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jane Knight Lanyon, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Fred A. Jones and Melanie K. 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 3, according to the Map and Survey of Oak Glen, 2nd Sector, 1st Addition, as recorded
in Map Book 12, Page 20, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to: 1. Taxes for the year 1995 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants
and conditions of record, if any.

\$134,900.00 of the above recited purchase price was paid for from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1994-32968

Inst # 1994-32968

11/04/1994-32968
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
16.00

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 31st
day of October, 1994.

WITNESS:

(Seal)
(Seal)
(Seal)

Jane Knight Lanyon (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jane Knight Lanyon, an unmarried woman
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of October A. D., 1994

My commission expires: 9-13-96 Notary Public.