

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Calvin B. Jones
(Address) 320 Ridgland Road
Calera, Al. 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 Columbiana, Ala. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Five Hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Carl R. Jones and wife, Bonnie M. Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto

Calvin B. Jones and wife, Debbie A. 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:

Part of the SW 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 being the Point of Beginning; thence East along said South line 420 feet; thence North 210 feet parallel to the West line of said section; thence West 420 feet parallel to the South line of said section to a point on West line of said section 210 feet North of the Point of Beginning; thence southerly 210 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

Inst # 1995-00461

01/05/1995-00461
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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, we have hereunto set our hand(s) and seal(s), this 5

day of January, 19 95

WITNESS:

(Seal) Carl R. Jones (Seal)
(S Seal) Bonnie M. Jones (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Carl R. Jones and Bonnie M. Jones whose names are signed to the foregoing conveyance, and who are 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 5 day of JANUARY A. D., 19 95

Maucha J. Wilder
Notary Public.

Inst # 1995-00461