

Send Tax Notice To: BENJAMIN W. DREW
RAMONA D. DREW
name
204 Lee's Cove
address
Helena, AL 35080

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 Nineteen Thousand Two Hundred Twenty-Seven & no/100---**DOLLARS**

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

ANTHONY C. JONES, A MARRIED MAN

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

BENJAMIN W. DREW and wife, RAMONA D. DREW

(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 23 Survey of Falliston, Sector 1, as recorded in Map Book 18, Page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years, (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any. Inst # 1995-05182

\$95,350.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The property herein being conveyed does not constitute the homestead of grantor or his wife.

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 herunto set my hand(s) and seal(s), this 24th day of February, 1995.

WITNESS: _____ (Seal)
 _____ (Seal)
 _____ (Seal)

Anthony C. Jones (Seal)
 ANTHONY C. JONES
 _____ (Seal)
 _____ (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 ANTHONY C. JONES, A MARRIED MAN

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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of February A. D., 1995

8-29-98

Nowy Public