

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To: Charles K. Ziglar and
Rachel M. Ziglar
110 Squire Drive
Helena, Alabama 35080

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED TWENTY-FOUR THOUSAND FIVE HUNDRED NINETY AND 00/100 (\$ 124,590.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, ANTHONY C. JONES, A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto CHARLES K. ZIGLAR AND WIFE, RACHEL M. ZIGLAR, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Inst # 1995-11244

Lot 4, Survey of Falliston, Sector 1, as recorded in Map Book 18, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Ad Valorem taxes for the year 1995, which said taxes are not due or payable until October 1, 1995. 2. Right of Way granted to Shelby County in Deed Volume 155, Page 122. 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 147, Page 412. 4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 133, Page 55. 5. Restrictions appearing of record in Instrument No. 1994-12847; and Instrument No. 1994-16461. 6. Easements and building line as shown by recorded map. 7. Covenants, conditions, restrictions and rights contained in deed recorded in Instrument No. 1994-14537. 8. Agreement for storm water run-off control as shown by Instrument No. 1995-1635.

THE PROPERTY DESCRIBED HEREIN IS NOT NOW, NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

05/01/1995-11244
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WCD 136.00

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 we do for ourselves and for our heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seal, this 28th day of April, 1995.

 (SEAL)
Anthony C. Jones

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned, 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 28th day of April, 1994.


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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