

**THIS INSTRUMENT PREPARED BY:**

Clayton & Clayton Realty  
1957 Hoover Court Suite 312  
Hoover, Alabama 35226

**Send Tax Notice To:**

T.N. Clayton  
2217 Lakeside Drive  
McCalla, Al. 35111

**WARRANTY DEED (Joint Tenants With Right of Survivorship)**

STATE OF ALABAMA )

JEFFERSON COUNTY )

**KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of fourty three thousand dollars and Other Good and Valuable Consideration (\$43,000) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged. We, **James M. Clayton and wife, S. Elizabeth Clayton** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto, **Thomas N. Clayton and wife, Mary Ann Clayton** (herein referred to as Grantee, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Commence at the northwest corner of Section 10, Township 19 south, Range 2 west, Shelby County, Alabama and run thence southerly along the west line of said section 10 a distance of 35.18' to a point on the southerly margin of Heatherwood Drive and the point of beginning of the property being described; Thence continue along last described course 159.20' to a point; Thence turn 74 degrees 08 minutes 42 seconds to the left and run Southeasterly 259.71' to a point; Thence turn 105 degrees 49 minutes 52 seconds to the left and run northerly 261.42' to a point; Thence turn 89 degrees 07 minutes 34 seconds to the left and run westerly 198.29' to a point on the same said margin of same said Heatherwood Drive; Thence turn 34 degrees 31 minutes 26 seconds to the left and run southwesterly along said margin of said street 62.07' to the point of beginning, containing 1.31 acres and subject to any and all agreements, easements, restrictions, rights of way and / or limitations of probated record and / or applicable law.

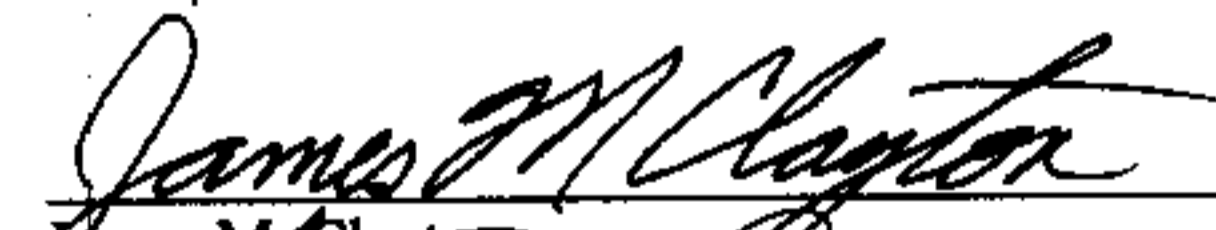

There is herewith proposed as access for the property south of this parcel a twenty foot wide (20.') access and utility easement described as follows:

Commence at the northwest corner of Section 10, Township 19 south, Range 2 west, Shelby County, Alabama and run thence southerly along the west line of said section 10 a distance of 35.18' to the point of beginning of the easement being described; Thence continue along last described course 159.20' to a point; Thence turn 74 degrees 08 minutes 42 seconds left and run southeasterly 20.79' to a point; Thence turn 105 degrees 51 minutes 18 seconds left and run northerly 178.18' to a point on the south margin of Heatherwood Drive; Thence turn 123 degrees 37 minutes 34 seconds left and run southwesterly along said margin of said street 24.02' to the point of beginning and the end of proposed easement.

TO HAVE AND TO HOLD to the said grantee 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 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of April, 1995.

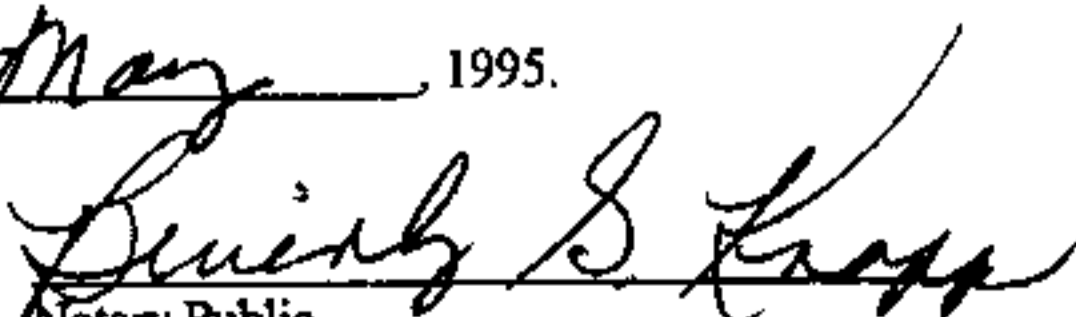
 (Seal)  
James M. Clayton  
 (Seal)  
S. Elizabeth Clayton

STATE OF ALABAMA )  
SHELBY COUNTY )

05/05/1995-11860  
04:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DO1 NCD 51.50

Before me, the undersigned notary public in and for said county in said state, personally appeared Carl Jacob and his wife, Christine Jacob, who being first duly sworn, makes oath that they have read the foregoing instrument and know the contents thereof, and that they are informed and believe, and upon such information and belief, aver that the facts contained therein are true and correct.

Subscribed and sworn to before me this the 5 day of May, 1995.

  
Notary Public  
My Commission Expires  
May 16, 1998