

(Name) Jeffrey J. Lubresky
 205 Lee's Cove
 (Address) Helena, AL 35080

(Name) Anne R. Strickland, Attorney at Law
3021 Lorna Road, Suite 100
 (Address) Birmingham, Alabama 35216

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

Shelby COUNTY

That in consideration of One hundred twenty eight thousand eight hundred forty & no/100 DOLLARS
(\$128,840.00)

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

Jeffrey J. Lubresky and Leona Ann Lubresky,
Husband and Wife

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

Subject to all easements, restrictions, rights of way and covenants of record; taxes for 1995 and subsequent years not yet due and payable.

\$127,500.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property described herein is not the homestead of the grantor, Anthony C. Jones, nor of his wife.

Inst # 1995-14799

06/07/1995-14799
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10.00

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 May, 19 95.

WITNESS:

_____, (Seal)

(Seal)

____ (Seal)

STATE OF ALABAMA

Jefferson _____ COUNTY }

I, Anne R. Strickland, a Notary Public in and for said County, in said State,

hereby certify that Anthony C. Jones

whereby certify that Anthony A. Jones
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 31st day of May A.D., 1995
My commission expires: 5/11/97 Anne R. Stroud

Notary Public