

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY SIX THOUSAND FIVE HUNDRED & NO/100---- (\$46,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Donny F. Jones and wife, Debra Jones (herein referred to as grantors), do grant, bargain, sell and convey unto Tony A. Adams and wife, Virginia C. Adams (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract of land situated in the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4 1/4 Section; thence in a Northerly direction a distance of 282.48 feet to the North right of way line of Smokey Road; thence 102 deg. 34 min. right in a Southeasterly direction a distance of 460.00; thence 102 deg. 34 min. left in a Northerly direction a distance of 295.0 feet to the point of beginning; thence continue in a Northerly direction, a distance of 108.42 feet; thence 107 deg. 47 min. right in a Southeasterly direction, a distance of 188.86 feet; thence 72 deg. 13 min. right in a Southerly direction a distance of 58.42 feet; thence 92 deg. 27 min. right in a Westerly direction a distance of 180.0 feet to the point of beginning; being situated in Shelby County, Alabama. Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

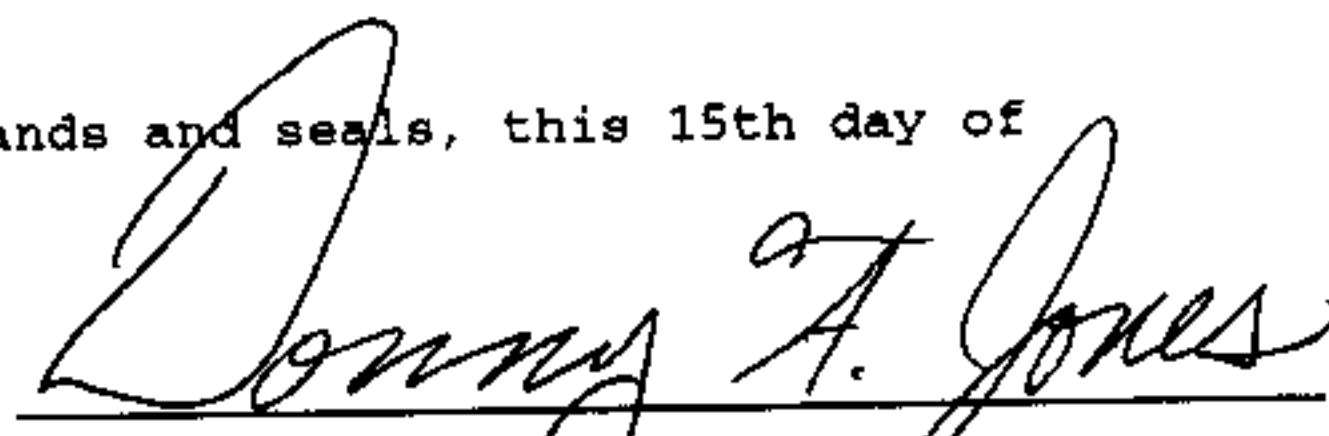
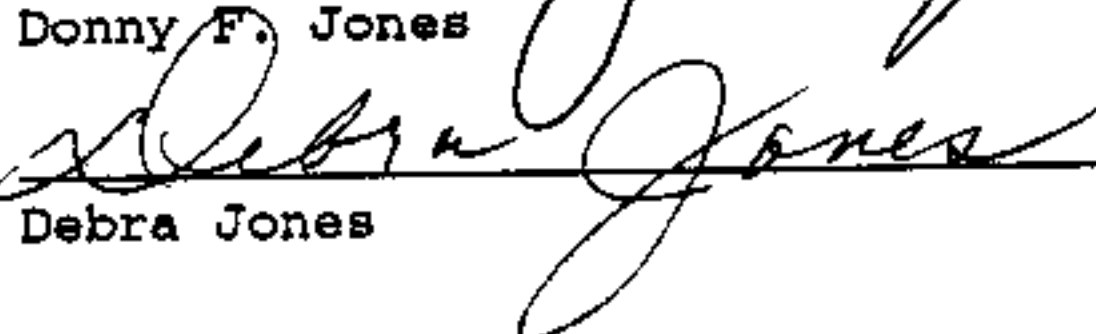
\$45,105.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 75 Robinson Drive, Alabaster, Alabama 35007.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 hands and seals, this 15th day of June, 1995.

 (SEAL)
Donny F. Jones
 (SEAL)
Debra Jones

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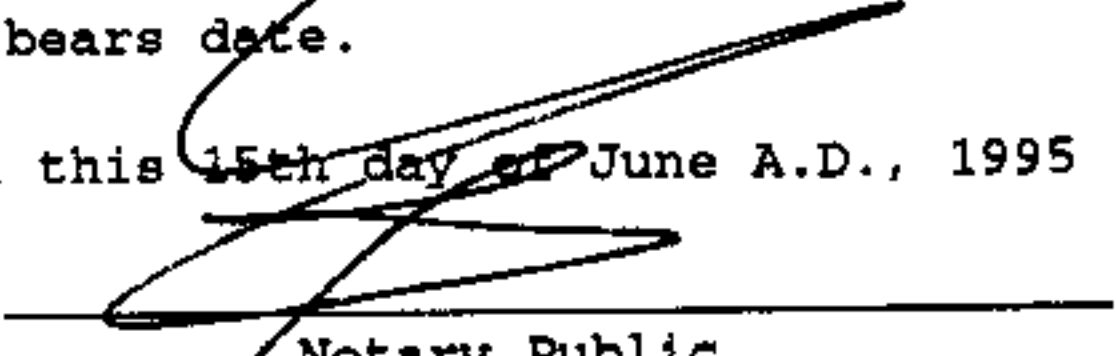
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STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Donny F. Jones and wife, Debra 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 15th day of June A.D., 1995


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

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