

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

S. KENT STEWART
STEWART-DAVIS, P.C.
389 Shades Crest Road
Birmingham, AL 35226

TYRONE JONES
TWANA JONES
79 Lawler Drive
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of --SIXTY-FOUR THOUSAND AND NO/100'S --- DOLLARS (\$ 64,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, MIKE ALLEN, AN UNMARRIED MAN herein referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto TYRONE JONES AND WIFE, TWANA JONES, hereinafter 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:

Lots 20 and 21, according to the Survey of Wilmont Gardens, as recorded in Map Book 4, page 6 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$ 64,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage filed simultaneously herewith.

SUBJECT TO: Easements, restrictions and right of ways of record. 1995 Ad Valorem Taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

1995-23722

08/28/1995-23722
01:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 24th day of August, 1995.

ATTEST:



MIKE ALLEN

1st # 1995-23722

08/28/1995-23722
01:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for
said County in said State, hereby certify that MIKE ALLEN, AN
UNMARRIED 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 date the same
bears date.

Given under my hand and official seal, this the 24th day
of August, 1995.



Notary Public

My Commission Expires: 2-5-99