

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and No/100 Dollars (\$30,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, Charles I. Maher and wife, Susan S. Maher, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto William Arnold Jones and wife, Louise Cates Jones, (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:

Lot 23, according to the Map and Survey of Shelby Shores, as recorded in Map Book 4, Page 75, in the Probate Office of Shelby County, Alabama.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and convictions, if any.
- (3) Subject to mineral and mining rights.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said 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.

11/22/1995-33711
03:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 41.00

Wm Powers

Inst # 1995-33711

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 22nd day of November, 1995.

Charles I. Maher
Charles I. Maher

Susan S. Maher
Susan S. Maher

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, A Notary Public in and for
said County, in said State, hereby certify that Charles I. Maher
and Susan S. Maher, whose names are signed to this deed, who are
known to me acknowledged before me on this day, that being
informed of the contents of the deed, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of
November, 1995.

Frank Powers
Notary Public
My Commission Expires: 8-14-99

This instrument was prepared by
William P. Powers
Attorney At Law
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

Send Tax Notice To:
William A. Jones
Louise C. Jones
1913 Lakeland Trail
Helena, AL 35080

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