

TAX NOTICE TO: Jason & Jill Jordan
809 Lakeland Drive, Dothan, AL 36301

Cons \$23,500.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN (\$10.00) DOLLARS to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, JOE STONE and Wife, TERRY A. STONE (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, JASON M. JORDAN and Wife, JILL S. JORDAN (herein referred to as GRANTEES), as joint tenants, with right of survivorship, *reserving in same, however, a life estate unto the Grantors, Joe Stone and Wife, Terry A. Stone*, the following described real estate situated in Lauderdale County, Alabama, to-wit:

COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN NORTH ALONG THE WEST LINE THEREOF 651.68 FEET TO A POINT ON THE NORTHERLY LINE OF A 60' PERSCRIPTIVE R/W; THENCE 16°49'27" LEFT RUN EASTERLY ALONG SAID R/W 31.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE 284.36 FEET; THENCE 73°47'55" LEFT RUN WESTERLY 862.69 FEET; THENCE 117°03'41" LEFT RUN SOUTHEASTERLY 280.73 FEET; THENCE 61°18'58" LEFT RUN WESTERLY 814.64 FEET TO THE POINT OF BEGINNING. CONTAINING 5.0 ACRES.

* This legal description is based on a survey provided by Simmons Surveying, dated 4/2/96.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.

TO HAVE AND TO HOLD Unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns, forever, *subject to the life estate of Joe Stone and Wife, Terry A. Stone*; it being the intention of the parties of 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 hereby conveyed 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 we do for ourselves and for our heirs, executors and administrators covenant with 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on April 12, 1996.

JOE STONE

TERRY A. STONE

04/15/1996-12167
12:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 34.50

Inst # 1996-12167

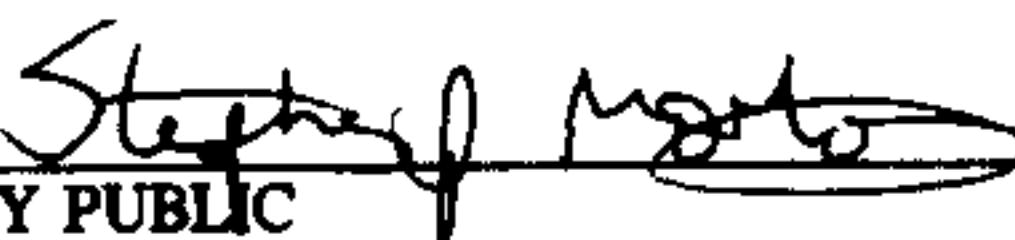
YATES,
MITCHELL,
BERNAULT,
WINBORN & MORTON
FIRST SOUTHERN
BANK
SUITE 600
FLORENCE,
ALABAMA

STATE OF ALABAMA)

COUNTY OF LAUDERDALE)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that JOE STONE and Wife, TERRY A. STONE, 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 said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on April 12, 1996.


NOTARY PUBLIC

My commission expires: 11/12/97

Inst # 1996-12167

04/15/1996-12167
12:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 34.50

THIS INSTRUMENT PREPARED BY:

Steve P. Morton, Jr.
Yates, Mitchell, Bernauer,
Winborn & Morton
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Florence, Alabama 35660
(205) 764-0582