

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
Brian K. Jones
Elizabeth D. Jones
5172 Jameswood Lane
Birmingham, AL 35244

STATE OF ALABAMA}
COUNTY OF SHELBY}

Inst # 1996-20703

Warranty Deed/TWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ninety-Nine Thousand Dollars and No/100's-----(\$199,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we Earl B. Smith and wife, Charlotte Smith, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Brian K. Jones and Elizabeth D. Jones (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

Lot 17-A, according to the Survey of Jameswood, Second Sector, as recorded in Map Book 11, Page 108, in the Probate Office of Shelby County, Alabama.

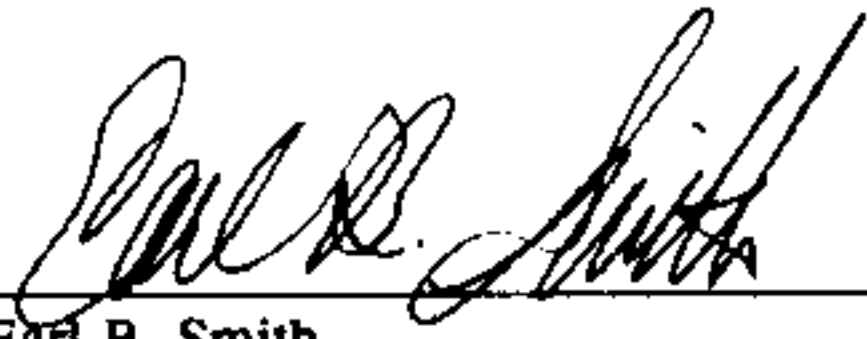
Subject to:
Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$169,150.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 13th day of June, 1996.


Earl B. Smith

Charlotte Smith

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1996-20703

06/27/1996-20703
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 41.00

STATE OF Georgia
Muscogee COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Earl B. Smith, 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 19th day of June, 1996.

My Commission Expires: 8/7/96

Peggy James
Notary Public
AFFIX SEAL

STATE OF Georgia
Muscogee COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Charlotte Smith, 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, she executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 19th day of June, 1996.

My Commission Expires: 8/9/96

Peggy James
Notary Public
AFFIX SEAL

Inst # 1996-20703
06/27/1996-20703
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MEL 41.00