

Grantees' address:  
P. O. Box 133  
Wilsonville, Alabama 35186

This instrument was prepared by

**Conwill & Justice**  
P. O. Box 557  
Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Sandra Jane Dye, Thomas David Jones and James Donald Jones

herein referred to as grantors) do grant, bargain, sell and convey unto

M. L. Jones and Perrine W. Jones

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 6, according to Central Hills Subdivision in the Town of Wilsonville, Alabama, as shown by map recorded in Map Book 4, Page 44, in the Probate Office of Shelby County, Alabama.

All that part of the hereinafter described property which is situated in the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21, Range 1 East; Commence at a corner 110 yards East 3 deg. North of the Northeast corner of the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21, Range 1 East; thence run South 10 deg. West 105 yards; thence West 140 yards; thence North 105 yards; thence East 3 deg. North 140 yards to place of beginning and lying in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 1, Township 21, Range 1 East.

ALSO, the Southwest diagonal half of a strip of land 35 yards wide off the South side of the following described parcel of land: A square lot or parcel of land containing 2 acres, and being in the Southwest corner of the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 1, Township 21, Range 1 East. The Northeasterly line of said Southwest diagonal half beginning at the Southeast corner of said 35 yard strip and running to the Northwest corner thereof.

CONTINUED ON REVERSE SIDE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the 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; 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(s) and seal(s), this \_\_\_\_\_ day of June 24, 19 96.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Sandra J Dye (Seal)  
Sandra Jane Dye  
Thomas D Jones (Seal)  
Thomas David Jones  
James D Jones (Seal)  
James Donald Jones

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, \_\_\_\_\_ the undersigned authority, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Sandra Jane Dye 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 24 day of June, A. D., 19 96.

Eric S. Harding  
Notary Public

Form 31-A

07/23/1996-23779  
03:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 15.50

Inst # 1996-23779

Conwill & Justice

ALSO, a part of the E½ of the NE¼ of the SW¼ of Section 1, Township 21 South, Range 1 East, more particularly described as follows: Commence at the NE corner of the E½ of the NE¼ of the SW¼ of Section 1, Township 21 South, Range 1 East, and run thence West along the North line of said ¼-¼ Section a distance of 333.13 feet to the East line of a 15 foot easement; thence turn an angle of 90 deg. 01 min. 07 sec. to the left and run a distance of 85 feet to a point; thence continue in the same direction a distance of 230.00 feet; thence turn an angle of 90 deg. 01 min. 07 sec. to the right and run a distance of 232.43 feet to the point of beginning of the land herein conveyed; thence turn an angle of 89 deg. 58 min. 53 sec. to the right and run a distance of 230 feet; thence turn an angle of 90 deg. 01 min. 07 sec. to the right and run a distance of 232.43 feet to a point; thence turn an angle to the left and run Northerly, parallel with the Western boundary of said ¼-¼ Section and along the Eastern boundary of a 15 foot easement to a point on the Northern boundary of the said ¼-¼ Section; thence turn to the left and run Westerly along the Northern boundary of said ¼-¼ Section a distance of 330 feet, more or less, to the Northwest corner of said ¼-¼ Section; thence turn to the left and run Southerly along the Western boundary of said ¼-¼ Section a distance of 315 feet to a point; thence turn to the left an angle of 89 deg. 58 min. 53 sec. and run Easterly a distance of 97.57 feet to the point of beginning.

SUBJECT TO 15 foot easement described in deed recorded in Deed Book 229, Page 122', in the Probate Records of Shelby County, Alabama.

The above described property does not constitute any part of Grantors' homesteads.

Return to:

TO

**WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP**

Recording Fee \$  
Deed Tax \$

This form furnished by

**CONWILL & JUSTICE**  
P. O. Box 567  
Columbiana, Alabama 35051

STATE OF Alabama )  
COUNTY OF Shelby )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas David Jones

whose name(s) 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 24 day of June, 19 96.

Cora Harding  
Notary Public

My Commission Expires: 6/15/2000

STATE OF Alabama )  
COUNTY OF Shelby )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Donald Jones

whose name(s) 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 24 day of June, 19 96.

Cora S. Harding  
Notary Public

My Commission Expires: 6/15/2000

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_

whose name(s) \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Inst. No. 1996-23779  
My Commission Expires: \_\_\_\_\_

07/23/1996-23779  
03:33 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
800 NCS 15.30