

29610-1083

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

Pruett, Brown, Turner
& Horsley, L.L.C.
Attorneys at Law
2340 Woodcrest Place
Suite 150
Birmingham, Alabama 35209

BRIAN C. JONES
1920 FOREST KNOLL DRIVE
BIRMINGHAM, ALABAMA 35244

Inst # 1996-36734

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of **TWO HUNDRED FIFTY NINE THOUSAND DOLLARS and 00/100 (\$259,000.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **WILLIAM B. SYKES and FAYE K. SYKES, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **BRIAN C. JONES and KELLIE L. MORAN-JONES, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

LOT 610, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 14TH ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 154, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Taxes due for the year beginning October 1, 1996 and subsequent years, which constitute a lien, but are not yet due and payable.
2. 50 foot building restriction line from Forest Knoll Drive as shown on recorded map.
3. Covenants, conditions, restrictions, limitations, easements and liens for assessments set forth in instrument recorded in Misc Book 14, page 536 as amended in Misc. Book 17, Page 550 and Deed Book 354, Page 679.
Note: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3605, unless and only to the extent that the covenant (a) is not in violation of state and federal law, (b) is exempt under 42 U.S.C. Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Deed Book 127, Page 140.
5. Right-of-way granted Alabama Power Company recorded in Deed Book 353, Page 979.
6. Certificate of Compliance in Misc. Book 34, Page 549.
7. Agreement with Alabama Power Company relating to the underground residential distribution system as recorded in Misc Book 55, Page 172.
8. Agreement with Alabama Power Company relating to electrical facilities as recorded in Misc Book 55, Page 171.

\$259,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

11/05/1996-36734
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE HUB 12.00

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 the said GRANTEES, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **WILLIAM B. SYKES and FAYE K. SYKES, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the **22nd** day of **October, 1996**.


WILLIAM B. SYKES


FAYE K. SYKES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **WILLIAM B. SYKES and FAYE K. SYKES, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the **22nd** day of **October, 1996**.


Notary Public

My commission expires: 6/8/99

Inst # 1996-36734

11/05/1996-36734
11:03 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00