

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Ivan Wayne Jones and Lillian Jones
(Address) 194 Murray Drive
Montevallo, AL 35115**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Eight Thousand and No/100 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, we,James T. Stephens and wife, Paula N. Stephens
(herein referred to as grantors), do grant, bargain, sell and convey unto

Ivan Wayne Jones and wife, Lillian Jones

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 5, according to the Plat of "Murray Hill" Sector One as recorded as Map Book 5 page
92 in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.SUBJECT TO: (1) Taxes for the year 1997 and subsequent years. (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any. (3) Mineral and mining rights, if any.\$ 77,150.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-41389

12/17/1996-41389
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ MCD 11:30.50TO HAVE AND TO HOLD, unto the said GRANTEEES 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 hereinsurvives 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 grantee 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 GRANTEEES, 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 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s) this 6th
day of December, 19 96.

WITNESS

(Seal)
(Seal)
(Seal)James T. Stephens (Seal)
Paula N. Stephens (Seal)
(Seal)

STATE OF ALABAMA

Shelby County } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that James T. Stephens and wife, Paula N. Stephens, 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 the conveyance,
they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of December A.D., 19 96

My Commission Expires

Notary Public

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