

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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SEND TAX NOTICE TO:

RONALD C. JACKSON
4788 SANDPIPER LANE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND and 00/100 (\$175,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES A. JANNEY and CYNTHIA P. JANNEY, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RONALD C. JACKSON and SHARON S. JACKSON, 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 50, ACCORDING TO THE MAP OF AUDUBON FOREST, FIRST ADDITION, AS RECORDED IN MAP BOOK 11, PAGE 122, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 35 foot building line from Sandpiper Lane and a 20 foot utility easement in the Northwest corner of lot, as shown on recorded map.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Book 182, Page 555.
4. Restrictions appearing of record in Book 144, Page 480 and as shown on recorded map.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 4, Page 553.

\$120,000.00 of the consideration herein was derived from a mortgage 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

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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, CHARLES A. JANNEY and CYNTHIA P. JANNEY, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of May, 1997.

Charles A. Janney
CHARLES A. JANNEY
Cynthia P. Janney
CYNTHIA P. JANNEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES A. JANNEY and CYNTHIA P. JANNEY, 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 28th day of May, 1997.

Mary Margaret Keefe
Notary Public

My commission expires: 8/22/2000

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