

This instrument was prepared by

Send Tax Notice To:

John C. Jones

Lesley A. Jones

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

(Name) 244 Twin Oaks Way
Chelsea, AL 35043

(Address)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Three Thousand, Seven Hundred and no/100 Dollars

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

Larry Kent d/b/a
Larry Kent Building Company

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

John C. Jones and wife Lesley A. 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 30, according to the Survey of Twin Oaks, as recorded in Map Book 22 page
108 in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.
Mineral and mining rights excepted.

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.

\$ 127,015.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

12/16/1997-40795
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.50

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns, forever, if the
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 it
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, 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, I have hereunto set my hand(s) and seal(s), this 6th day of
October, 1997.

(Seal)

Larry Kent

(Seal)

Larry Kent d/b/a
Larry Kent Building Company

(Seal)

(Seal)

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
Larry Kent d/b/a Larry Kent Building Company, whose name(s) are signed to the foregoing conveyance, and
are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,
their, executed the same voluntarily on the day the same bears date.

(Given under my hand and official seal, this the 6th day of November, 1997.)

8-29-98

Notary Public

Inst # 1997-40795