

This instrument was prepared by

Send Tax Notice To:

Holliman, Shockley & Kelly

Kenneth M. Graves

(Name) 2491 Pelham Parkway
Pelham, AL 35124(Name) 400 Hillwood Park South
Alabaster, AL 35007

(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 Sixty-Six Thousand and no/100 Dollars

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

Anthony C. Jones, a married man and

H. Clinton Jones, a married man

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

Kenneth M. Graves, a married man

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

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.

The property being conveyed herein does not constitute the homestead of the grantor or his spouse.

\$ 100,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

\$ 65,000.00 of the purchase price recited above was paid from the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

12/31/1997-42582
04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, to 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, 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 hand(s) and seal(s), this 12th day of December, 19 97.

(Seal)

Anthony C. Jones

(Seal)

(Seal)

H. Clinton Jones

(Seal)

(Seal)

(Seal)

Inst 1997-42582

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 Anthony C. Jones, a married man and
Clinton Jones, a married man whose name(s) 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 the 12th day of December 19 97


Notary Public

3-12-2001

Return to:

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$

Deed tax \$

\$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251-2871

EXHIBIT "A"

Parcel I

A portion of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, described as follows:

Begin at the SE corner of Lot 2 of Circle Hill Subdivision, as recorded in Map Book 5 page 112, in the Probate Judge's Office of Shelby County, Alabama. (said SE corner of Lot 2 is also the SE corner of the Lot 2-A of a Re-survey of Circle Hill Subdivision, as recorded in the Probate Office of Shelby County, Alabama.); from said point of beginning run northeasterly along the east side of Lot 2 of said subdivision for 192.00 feet to a point on the Southwest right of way of Shelby County road No. 68; thence turn an angle of 90 deg. 00 min. to the right and run southeasterly along the said right of way for 35.80 feet to the point of beginning of a tangent curve concave southwesterly and having a radius of 349.73 feet; thence continue southeasterly along the said curved right of way through a central angle of 6 deg. 58 min. 33 sec. for 42.54 feet; thence turn an angle from the chord of said curve segment of said right of way of 91 deg. 22 min. 05 sec. to the right and run Southwesterly along the West side of a 50 foot wide access easement for 233.78 feet to a point on the North side of a water tank site owned by the City of Alabaster; thence turn an angle of 90 deg. 00 min. to the right and run Northwesterly along the North side of said tank site for 58.58 feet to a point on the East side of Lot 3-A of Circle Hill Subdivision; thence turn an angle of 85 deg. 08 min. 38 sec. to the right and run Northeasterly along the East side of Lot 3-A for 38.53 feet back to the point of beginning. Situated in the Town of Alabaster, Shelby County, Alabama.

Parcel II

Part of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, described as follows:

From the SW corner of said 1/4-1/4 Section, run in an easterly direction along the South line of said 1/4 -1/4 Section for a distance of 77.98 feet; thence turn an angle to the left of 75 deg. 33 min. 30 sec. and run in a northeasterly direction along the East line of Lots 14, 15, 16, 17 & 18, in Block 3, Re-survey of George's Subdivision of Keystone, Sector 3, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4 page 33 for a distance of 460.0 feet; thence turn an angle to the right of 87 deg. 45 min. 30 sec. and run in a southeasterly direction for a distance of 280.40 feet; thence turn an angle to the left of 73 deg. 47 min. and run in a northeasterly direction for a distance of 190.03 feet; thence turn an angle to the right of 88 deg. 16 min. 30 sec. and run in a southeasterly direction 78.0 feet to the point of beginning; thence turn an angle to the left of 28 deg. 37 min. and run in an easterly direction for a distance of 138.06 feet, more or less, to a point on the Northwest right of way line of Hickory Hill Drive; thence turn an angle to the left and run northerly along the West right of way line of Hickory Hill Drive to its intersection with South right of way line of County Highway #68; thence northwesterly along the South right of way line of County Highway #68 to its intersection with East line of a 50 foot easement as condemned by Town of Alabaster in Probate Minutes 32 page 655 in the Probate Office; thence in a southerly direction along the East line of said easement to the North line of Water Tank Lot, as condemned by Town of Alabaster in Probate Minutes 32 page 655 in Probate Office; thence southeasterly along said Water Tank Lot to its Northeast corner; thence southwesterly along the East line of said Water Tank Lot to the point of beginning. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Inst # 1997-42582

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04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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