

SEND TAX NOTICE TO:

(Name) Norton R. Jones

(Address) 2308 Kalam St,
Helena AL 35080

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-3 Rev. 5/88

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----DOLLARS

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

Thomas B. Reeves and wife Sheryle Reeves

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

Norton R. Jones and wife, Barbara 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 No. 41 according to Map of the 1974 Addition to Shelby Shores, Phase II as recorded in Map Book 6, Page 33 in the Probate Office of Shelby County, Alabama.
LESS AND EXCEPT THE FOLLOWING TRACT OF LAND: A part of Lot 41, of the 1974 addition to Shelby Shores, Phase II as recorded in Map Book 6, Page 33 in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the Northwestern corner of said Lot 41; thence in a Southeasterly direction along the Northwestern line of said Lot 41 a distance of 293.79 feet; thence 176 degrees 44 minutes 13 seconds right, in a Northwesternly direction a distance of 289.94 feet to a point on the Southeasterly right of way of Fowler Lane; thence 78 degrees 34 minutes 55 seconds right in a Northwesternly direction along said right of way a distance of 17.06 feet to point of beginning.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

\$104,800.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith

Inst # 1998-04571

02/10/1998-04571
11:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCB 60.30

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, 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 6th

day of February, 19 98

WITNESS:

(Seal)

Thomas B. Reeves
Thomas B. Reeves

(Seal)

(Seal)

Sheryle Reeves
Sheryle Reeves

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Thomas B. Reeves and Sheryle Reeves

whose name 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 February, A.D., 19 98

My Commission Expires: 10/16/2000

Notary Public.

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