

Prepared by and return to:
MATTHEW T. KNIGHT
TRANSCONTINENTAL TITLE CO.
100 CONCOURSE PARKWAY, SUITE 157
BIRMINGHAM, AL 32544
File #: AL1100504
Parcel I.D.#:

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that in consideration of \$126,500.00 to the undersigned grantor, in hand paid by the grantee herein, and other good and valuable consideration, the receipt whereof is hereby acknowledged, KEVIN D. CATON AND WIFE, KAREN W. CATON (herein referred to as "Grantor"), grants, bargains, sells and conveys unto GEORGE JONES AND WIFE, ~~LESLIE JONES~~ ^{LESLIE JONES} (herein referred to as "Grantee"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to wit:

LOT 113, ACCORDING TO THE SURVEY OF AUTUMN RIDGE, SECOND SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 16, 17, AND 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

This conveyance is made subject to:

1. all restrictions, covenants, rights of ways and easements of record;
2. all mineral and mining rights are excepted.

TO HAVE AND TO HOLD, To the said Grantee its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with said grantee its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The grantor has executed this conveyance, this 29th day of January, 1999.

Karen W. Caton
(SEAL)

Kevin D. Caton
(SEAL)

STATE OF ALABAMA

COUNTY OF: SHELBY

I, the undersigned, a Notary Public in and for said county in said State hereby that KEVIN D. CATON AND WIFE, KAREN W. CATON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this day that, being informed of the contents of this instrument, he/she/they executed the same voluntarily on the day same bears date

Given under my hand and official seal this 29th day of January, 1999.

Susan Giffen
Notary Public

My Commission expires _____

Notary Public, Alabama State At Large
My Commission Expires October 27, 2002

02/04/1999-04991
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JOS. HHS 10.00