

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Miguel A. Seda

(Address) 12205 Hwy 42

Shelby Ala 35143

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-9 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand and no/100----- DOLLARS

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

Steven Ray Jones and wife, Cynthia L. Jones

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

Miguel A. Seda and Madeline Seda

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Begin at the NW corner of the SE 1/4 of the SW 1/4 of Section 8, Township 22 South, Range 1 East; thence South 88 degrees 44 minutes 06 seconds East for a distance of 164.87 feet; thence South 0 degrees 12 minutes 09 seconds West for a distance of 630.78 feet; thence South 16 degrees 41 minutes 20 seconds East for a distance of 255.63 feet to the Northerly right of way line of Shelby County Highway 42; thence South 45 degrees 17 minutes 03 seconds West along said right of way for a distance of 335.15 feet to the intersection of said right of way and the West line of said 1/4-1/4 Section; thence North 0 degrees 06 minutes 36 seconds East along said 1/4-1/4 Section line and leaving said right of way for a distance of 1115.09 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, PLS #21784, dated May 27, 1999.

Situated in Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way, and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-22957

**06/02/1999-22957
09:49 AM CERTIFIED**

SHELBY COUNTY JUDGE OF PROBATE

DOI HWS 9.50

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 the 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 28th day of May, 1999

WITNESS:

(Seal)

(Seal)

(Seal)

Steven Ray Jones (Seal)
Steven Ray Jones

Cynthia L. Jones (Seal)
Cynthia L. Jones

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven Ray Jones and wife, Cynthia L. Jones

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 28th day of May, A. D., 1999.

Notary Public.