

SEND TAX NOTICE TO

Mr. & Mrs. William Jones
101 Jasmine Drive
Alabaster, AL 35007

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
2100-C Rocky Ridge Road
Birmingham, Alabama 35216

Inst # 1999-23248

STATE OF ALABAMA:

JEFFERSON COUNTY:

06/03/1999-23248
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **NINETY-THREE THOUSAND, FIVE HUNDRED AND NO/100...(\$93,500.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, **J. DAVIS WELLS, JR. and MELINDA N. WELLS, Husband and Wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **WILLIAM JONES and AMANDA S. 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 21, according to the Amended Map of The Meadows, Plat II, as recorded in Map Book 20, Page 17, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Property taxes for 1999 and subsequent years, not yet due and payable
2. Easements, Building lines, Restrictions, and Rights of Way of record
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 322, Page 3

\$92,735.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 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 We do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 28th day of May, 1999.

J. Davis Wells Jr. (Seal)
J. DAVIS WELLS, JR.

Melinda N. Wells (Seal)
MELINDA N. WELLS

1999-23248

06/03/1999-23248
09:33 AM CERTIFIED
JEFFERSON COUNTY ALABAMA
12:00
NOTARY PUBLIC

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. DAVIS WELLS, JR. and MELINDA N. WELLS, Husband and Wife, whose names 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, 1999.

[Signature]
Notary Public
My Commission Expires: 11/5/99