

SEND TAX NOTICE TO:
(Name) **Evaughn Jones Gould and husband,
James Gould**
(Address) 388 Gould Rd.
Columbiana, AL 35051

Inst # 1999-28782

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

07/09/1999-28782
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 15.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Four Thousand, Five Hundred & no/100 (\$4,500.00)**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Johnny Edward Jones and wife, Deborah E. Jones** (herein referred to as grantors), do grant, bargain, sell and convey unto **Evaughn Jones Gould and husband, James Gould** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, our undivided interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL A

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, said point also being the point of beginning; thence S 00 deg. 02' 53" W along the east line of said 1/4 1/4 Section for a distance of 64.18 feet to a point on the northwesterly right of way line of Shelby County Highway 71; thence S 41 deg. 06' 22" W along said right of way for a distance of 505.39 feet to a point on a curve to the right having a central angle of 3 deg. 49' 55" and a radius of 1454.73 feet, said curve subtended by a chord bearing S 43 deg. 01' 20" W and a chord distance of 97.27 feet; thence along the arc of said curve and along said right of way for a distance of 97.29 feet to the intersection of said right of way line and the easterly right of way line of Spring Creek Road; thence N 08 deg. 31' 26" E along said Spring Creek Road right of way and leaving said Highway 71 right of way for a distance of 524.67 feet; thence S 89 deg. 30' 16" E and leaving said right of way for a distance of 320.94 feet to the point of beginning. Said parcel of land contains 2.23 acres, more or less.

PARCEL B

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 89 deg. 30' 16" W along the north line of said 1/4 1/4 section for a distance of 355.54 feet to the point of beginning; thence continue along the last described course for a distance of 325.81 feet; thence S 00 deg. 49' 15" E for a distance of 655.60 feet; thence S 89 deg. 45' 09" E for a distance of 119.23 feet to the northwesterly right of way line of Shelby County Highway 71 and a point on a curve to the left having a central angle of 5 deg. 49' 57" and a radius of 1454.73 feet, said curve subtended by a chord bearing N 50 deg. 04' 12" E and a chord distance of 148.02 feet; thence along the arc of said curve for a distance of 148.09 feet to the intersection of said right of way and the westerly right of way line of Spring Creek Road; thence N 08 deg. 31' 26" E along said Spring Creek Road right of way and leaving said Hwy 71 for a distance of 564.46 feet to the point of beginning. Said parcel of land contains 3.99 acres, more or less.

PARCEL C

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence S 00 deg. 02' 53" W along the east line of said 1/4 1/4 section for a distance of 185.98 feet to the point of beginning; thence continue along the last described course for a distance of 466.56 feet; thence N 89 deg. 45' 09" W for a distance of 425.50 feet to the southeasterly right of way line of Shelby County highway 71, also a point on a curve to the left

having a central angle of 8 deg. 06' 51" and a radius of 1534.73 feet, said curve subtended by a chord bearing N 45 deg. 09' 47" E and a chord distance of 217.16 feet; thence along the arc of said curve for a distance of 217.34 feet; thence N 41 deg. 06' 22" E for a distance of 413.55 feet to the point of beginning. Said parcel of land contains 2.19 acres, more or less.

Less and except any easements and/or right of ways that may be found in public records.

According to survey dated May 24, 1999, of Rodney Y. Shiflett, P.L.S. 21784.

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 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 16 day of June, 1999.

Johnny Edward Jones (SEAL)
Johnny Edward Jones

Deborah E. Jones (SEAL)
Deborah E. Jones

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Johnny Edward Jones and Deborah E. Jones, 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 16th day of June, 1999.

Laurie Brasher (SEAL)
Notary Public

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