

R9910-3721

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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law  
2340 Woodcrest Place  
Suite 150  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

GREGORY E. JONES  
2753 DRENNEN CIRCLE  
BIRMINGHAM, AL 35242

Inst # 1999-44352

10/28/1999-44352  
08:38 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
63.00  
WFS  
302

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED SIXTY THOUSAND DOLLARS and 00/100 (\$260,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LEVOIS DAVIS and KATHRYN M. DAVIS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GREGORY E. JONES and ADRIANA JONES, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 57, ACCORDING TO THE SURVEY OF MEADOWRIDGE, AS RECORDED IN MAP BOOK 11, PAGE 40, A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. 35 foot building line along Drennen Circle as shown on recorded map.
3. 20 foot utility easement along the southeasterly lot line and 7.5 foot easement along the northeasterly lot line, as shown on recorded map.
4. Terms, agreements and right of way to Alabama Power Company as recorded in Book 145, Page 701 and Book 145, Page 709.
5. Restrictions appearing of record in Book 148, Page 264, amended in Instrument #1996-35171, Instrument #1997-29279, and on Map Book 11, Page 40.
6. Right of Way granted to Shelby County as recorded in Deed Book 177, Page 31.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 172, Page 443.
8. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 142, Page 163, Deed Book 129, Page 547 and Deed Book 277, Page 27.
9. Notice to the insured is hereby given that the recorded subdivision map as recorded in Map Book 11, Page 40 A & B contains on the face of same a statement pertaining to natural lime sink holes.

\$208,000.00 of the consideration herein was derived from a mortgage 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 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LEVOIS DAVIS and KATHRYN M. DAVIS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of October, 1999.

  
LEVOIS DAVIS

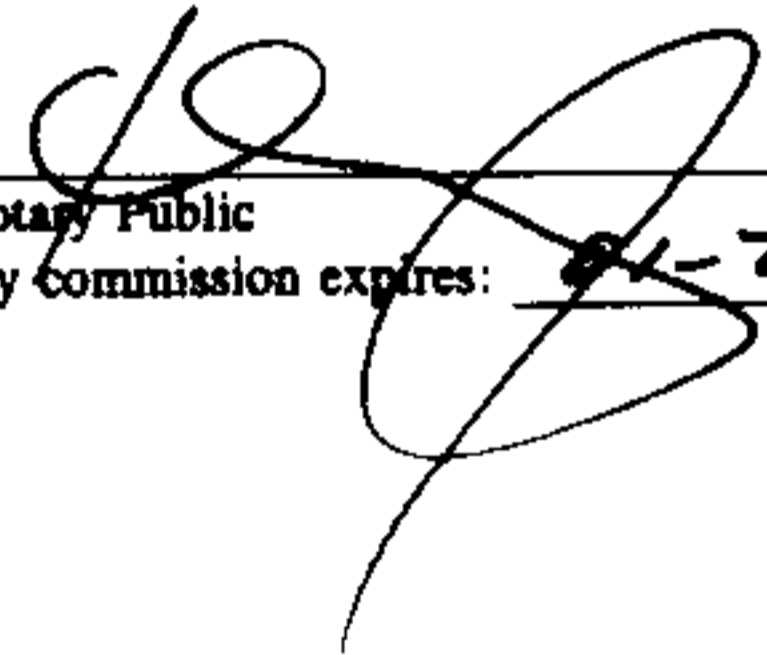
  
KATHRYN M. DAVIS

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LEVOIS DAVIS and KATHRYN M. DAVIS, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of October, 1999.

  
Notary Public  
My commission expires: 11-26-03

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