

This instrument was prepared by

Send Tax Notice To: Gary D. Jones, Sr.

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

name
7512 Breane Drive
address
Trussville, Alabama 35173

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Nine Thousand, Nine Hundred and no/100-----
(\$169,900.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

Gene M. Sellers, a married man

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

Gary D. Jones, Sr. and Kathleen D. 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:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

\$ 135,920.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of Gene M. Sellers nor
that of his spouse.

Inst # 2000-15463

05/10/2000-15463
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 1915 45.00

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.

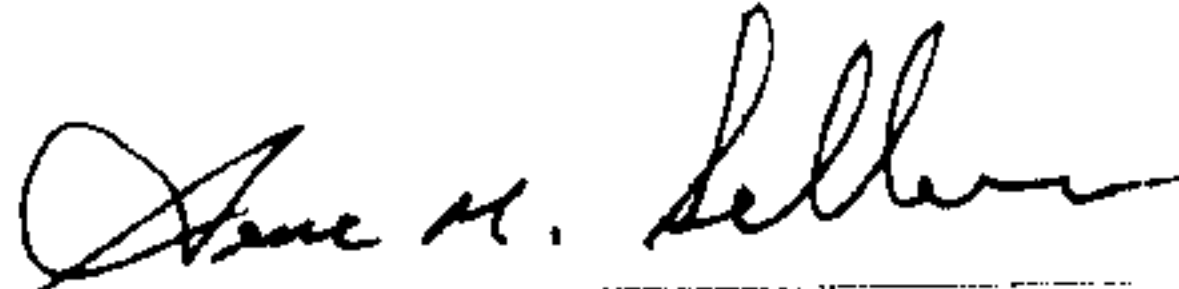
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, I have hereunto set my hand(s) and seal(s), this 24th
day of April, 19 2000

(Seal)

(Seal)

(Seal)



Gene M. Sellers

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Gene M. Sellers
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 24th day of April, A.D. ~~19~~ 2000


William H. Halbrooks

Notary Public

EXHIBIT "A"

A parcel of land located in the NE 1/4 of the SE 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama described as follows: Begin at the NE corner of Lot 1, of the 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, in the Office of the Judge of Probate, Shelby County, Alabama; said point being on the Westerly right of way of Fowler Lane and also on a curve to the left having a central angle of 19 degrees 00 minutes 00 seconds and a radius of 336.60 feet; thence run Northwesterly along the arc of said curve a distance of 111.62 feet to the P.T. of said curve; thence continue along said right of way a distance of 135.65 feet to the Southerly right of way of River Road; thence turn left 67 degrees 45 minutes 32 seconds along said River Road right of way a distance of 79.47 feet to the P.C. of a curve to the right having a central angle of 07 degrees 20 minutes 40 seconds and a radius of 804.06 feet; thence along arc of said curve a distance of 103.07 feet to the P.T. of said curve; thence continue along said right of way a distance of 188.98 feet; thence turn left 133 degrees 23 minutes 34 seconds leaving said right of way a distance of 215.77 feet; thence turn right 38 degrees 40 minutes 00 seconds a distance of 52.46 feet; thence turn left 85 degrees 53 minutes 44 seconds a distance of 323.18 feet to the point of beginning. Excepted from said parcel is any and all portions of lands that lie below the datum plan of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

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