

41,000⁰⁰
SEND TAX NOTICE TO:

Luke Jones and wife, Elsie F. Jones
1945 Highway 71
Shelby, Alabama 35143

**THIS INSTRUMENT IS BEING EXECUTED TO COMPLY WITH THE PROVISIONS OF THE
LAST WILL AND TESTAMENT OF DONALD E. JONES, DECEASED. (PROBATE COURT
OF SHELBY COUNTY, ALABAMA, CASE NUMBER: 36-038)**

**THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 387
COLUMBIANA, ALABAMA 35951**

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ~~One and No/100~~ (\$1.00) and other good and valuable considerations to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, WANDA J. MCKINNON, a married woman, in her capacity as Executrix and Personal Representative of the Estate of Donald E. Jones, deceased, and in her capacity as Testamentary Trustee for DONALD T. JONES, and TRACI D. JONES (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto Luke Jones and wife, Elsie 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:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section a distance of 21.60 feet to the NE right of way line of Shelby County Highway No. 47 and the point of beginning; thence continue East along the North line of said Section a distance of 1118.21 feet; thence turn an angle of 135 degrees 46 minutes 11 seconds to the right and run a distance of 801.24 feet to the NE right of way line of said County Highway No. 47; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run along said right of way a distance of 780.00 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:
Commence at the NW corner of Section 15 Township 24 North, Range 15 East; thence run east along said section line a distance of 22.66 feet to the point of beginning; thence continue along last described course a distance of 548.82 feet; thence turn an angle of 124 degrees 47 minutes 27 seconds right and run a distance of 401.35 feet; thence turn an angle of 101 degrees 04 minutes 24 seconds right and run a distance of 459.26 feet to the point of beginning.

This conveyance is made subject to the following:

- (a) Taxes for 2000 and subsequent years. 2000 ad valorem taxes are a lien but not due and payable until October 1, 2000.
- (b) Permit to Alabama Power Company recorded in Deed Book 107, Page 286 in Probate Office of Shelby County, Alabama.
- (c) Subject to utility easements and road rights of way of record.
- (d) Mineral and mining rights excepted.

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06/29/2000-21675
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 53.00

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 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, I, or each of us, have hereunto set my or our hands and seals, this 29th day of June, 2000.

Wanda J. McKinnon
Wanda J. McKinnon as Executrix
and Personal Representative of the
Estate of Donald E. Jones, deceased

Wanda J. McKinnon
Wanda J. McKinnon as
Testamentary Trustee for Donald
T. Jones and Traci D. Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wanda J. McKinnon whose name as Executrix and Personal Representative of the Estate of Donald E. Jones, deceased 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 she as such Executrix and Personal Representative, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in her capacity as Executrix and Personal Representative as aforesaid, on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2000.

Lowell M. Fowler Jr.
Notary Public

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wanda J. McKinnon whose name as Testamentary Trustee for Donald T. Jones and Traci D. Jones 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 she as such Testamentary Trustee, and with full authority, executed the same voluntarily for and as an act of the said estate, acting in her capacity as Testamentary Trustee as aforesaid, on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2000.

Lowell M. Fowler Jr.
Notary Public

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09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
\$02 REG \$3.00

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