

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223
STATE OF ALABAMA)

Send Tax Notice To:
Abe Deffenbaugh and Sarah J. Segura
40 Rich Drive
Chelsea, AL 35043

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Forty-Two Thousand and 00/100 (\$142,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Timothy D. Jones, and wife\ Beverly M. Jones**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Abe Deffenbaugh and Sarah J. Segura**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

A parcel of land located in the NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 33, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the NE corner of the NE 1/4 of the SE 1/4 of said Section 33; thence run West along the North line of the NE 1/4 of the SE 1/4 a distance of 1068.00 feet to the point of beginning; thence continue last course a distance of 479.98 feet; run South 00 deg. 23 min. 55 sec. West a distance of 674.63 feet to the center line of a public chert road; thence run along said centerline the following approximate bearings and distances: North 74 deg. 03 min. 24 sec. East a distance of 173.34 feet; North 83 deg. 24 min. 11 sec. East a distance of 121.75 feet; North 88 deg. 19 min. 25 sec. East a distance of 197.14 feet; thence run North a distance of 607.25 feet to the point of beginning.

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.


\$127,800.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Timothy Daniel Jones and Timothy D. Jones are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the **21st** day of **August**, 2000.


Timothy D. Jones


Beverly M. Jones

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Timothy D. Jones, and wife\ Beverly M. 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of August, 2000.


NOTARY PUBLIC
My Commission Expires: 6/5/03

09/05/2000-30292
07:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HHS 23.00

Inst # 2000-30292

CLAYTON T. SWEENEY, ATTORNEY AT LAW