

SEND TAX NOTICE TO:

Mr. & Mrs. John R. Jones, Jr.  
2037 Chandaway Drive  
Pelham, AL 35124

Prepared by:

Morris J. Princiotta, Jr.  
Attorney at Law  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216

STATE OF ALABAMA:

JEFFERSON COUNTY:

Post # 2001-31389  
07/27/2001-31389  
12:30 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 17.00

**WARRANTY DEED  
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND FORTY-FIVE THOUSAND AND NO/100.....(\$145,000.00) Dollars**, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **SUE P. BRANTLEY, An Unmarried Woman, (herein referred to as grantor)**, do grant, bargain, sell and convey unto **PATRICIA C. KEY-JONES and JOHN R. JONES, JR. (herein referred to as GRANTEES)** as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY** County, Alabama to-wit:

**Lot 181, according to the Survey of Chandalar South Fourth Sector, as recorded in Map Book 6, Page 69, in the Probate Office of SHELBY County, ALABAMA.**

Subject to:

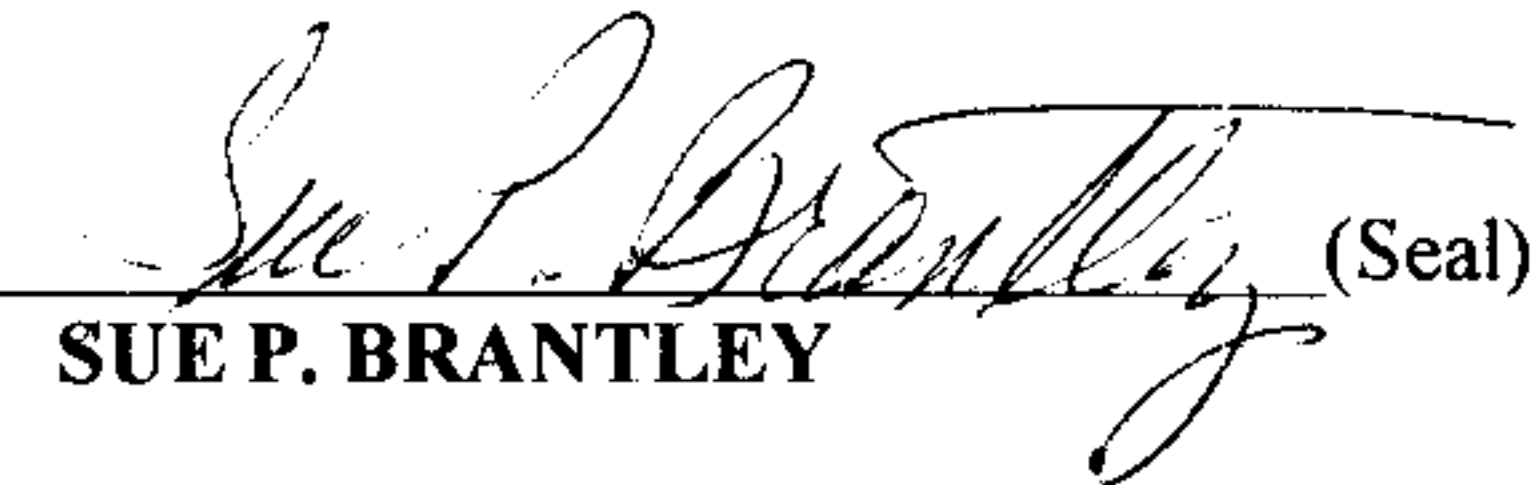
1. Property taxes for 2001 and subsequent years, not yet due and payable.
2. 60-foot building line as shown on recorded map.
3. 10-foot easement on rear side of lot as shown on recorded map.
4. Restrictions and covenants appearing of record in Misc. Volume 14, Page 12 and Misc. Volume 15, page 106.
5. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Misc. Volume 14, Page 659..
6. Right of way granted Alabama Power Company recorded in Volume 297, Page 795.

**\$142,100.00 of the purchase price received above was paid from a first purchase money mortgage loan, 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 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 do for myself and for my heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 25th day of July, 2001.

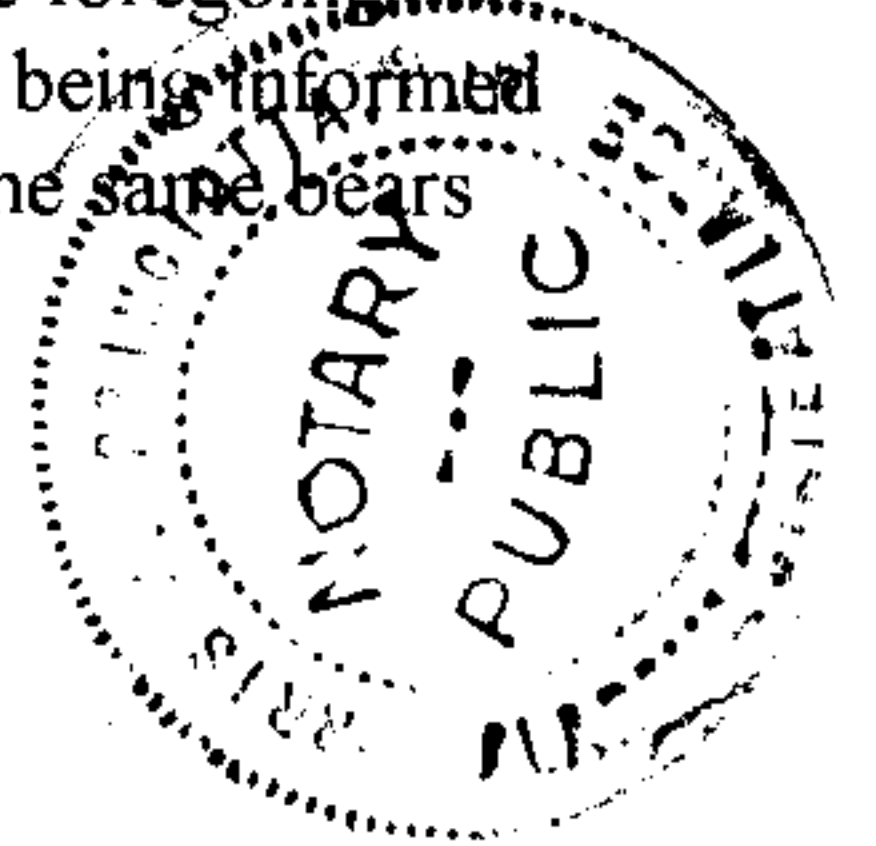
 (Seal)  
**SUE P. BRANTLEY**

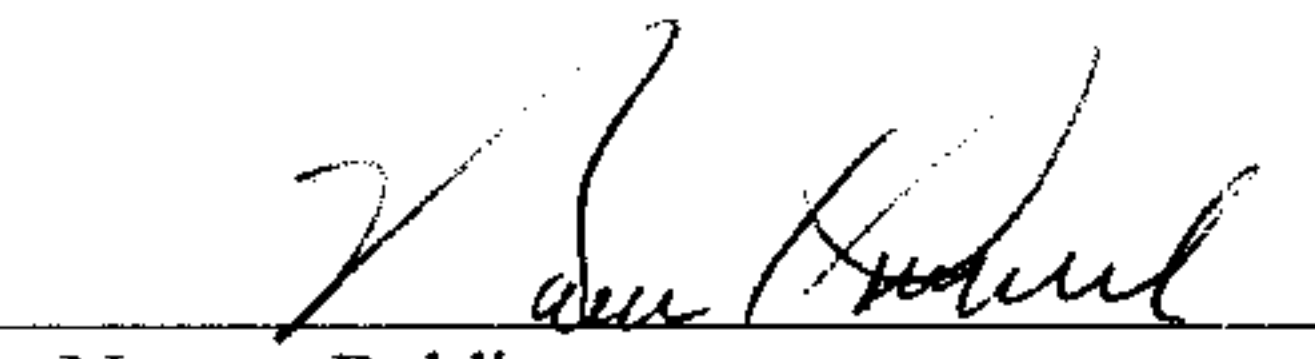
STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SUE P. BRANTLEY, An Unmarried Woman**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, 2001.



  
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Nov. 5, 2003  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: \_\_\_\_\_

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