

10424

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BRIAN E. JONES  
1139 DEARING DOWNS DRIVE #  
HELENA, AL 35080

Inst 2001-49225  
11/14/2001-49225  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
15.50  
002 CH

STATE OF ALABAMA)

COUNTY OF SHELBY)

### JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWENTY THREE THOUSAND NINE HUNDRED and 00/100 (\$123,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SARAH P. GARRETT and JAMES L. GARRETT, JR., HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRIAN E. JONES and TERI B. 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 8, ACCORDING TO THE SURVEY OF DEARING DOWNS, THIRD ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2001 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2002.
2. RESTRICTIONS APPEARING OF RECORD IN MISC. BOOK 36, PAGE 492.
3. 35 FOOT BUILDING LINE FROM THE FRONT LOT LINE AND A 10 FOOT UTILITY EASEMENT ALONG THE REAR LOT LINE, AS SHOWN ON RECORDED MAP.

\$122,764.00 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, SARAH P. GARRETT and JAMES L. GARRETT, JR., HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 16th day of October, 2001.

  
SARAH P. GARRETT

  
JAMES L. GARRETT, JR.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SARAH P. GARRETT and JAMES L. GARRETT, JR., 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 16th day of October, 2001.

  
Notary Public

My commission expires: 9.29.01

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