

This Instrument Prepared By:

George H. Jones
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(205) 328-9955

Send Tax Notice To:

✓ Judith Albright Jones &
George H. Jones
313 Devon Drive
Birmingham, AL. 35209
(205) 870-3170

Parcel Id. Numbers:
#271010001005000 and
#283060001004001

#

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO THE SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that for and in
consideration of the sum of One Dollar and No Cents (\$1.00) and
other good and valuable consideration to the undersigned Grantor
in hand paid by the Grantees, herein, the receipt and sufficiency
of which are hereby acknowledged, that I, JUDITH ALBRIGHT JONES,
hereinafter referred to as the "GRANTOR", do hereby grant,
bargain, sell and convey unto JUDITH ALBRIGHT JONES and her
husband, GEORGE H. JONES, hereinafter referred to as the
"GRANTEES", for and during their joint lives and upon the death of
either of them, then to the survivor of them in fee simple,
together with every contingent remainder and right of reversion,
three (3) parcels of land; the first parcel designated as Parcel A
being situated in Section 6, Township 22 South, Range 2 West, also
Section 1, Township 22 South, Range 3 West, Shelby County,
Alabama; the second parcel designated as Parcel B being situated
in Section 1, Township 22 South, Range 3 West, being situated in

Shelby County, Alabama and the third parcel designated as Parcel C being situated in Section 1, Township 22 South, Range 3 West; all said parcels being more particularly described as the following real estate situated in Shelby County, Alabama, to wit:

PARCEL A being situated in Section 6, Township 22 South, Range 2 West, also Section 1, Township 22 South, Range 3 West, Shelby County, Alabama and more particularly described as follows:

Commence at the N.W. corner of the N.W. $\frac{1}{4}$, of the N.W. $\frac{1}{4}$, Section 6, Township 22 South, Range 3 West; thence run south 4⁰50'04" east for a distance of 419.44' feet to an iron pin, said point being the point of beginning; thence run north 89⁰24'00" east for a distance of 633.01' feet to an iron pin, said point being the centerline of a 60.0' foot easement; thence run south 5⁰20'26" east and along said centerline for a distance of 660.09' feet to an iron pin; thence run south 87⁰49'12" west and along the centerline of said easement for a distance of 637.80' feet to an iron pin; thence run south 87⁰18'34" west and along the centerline of said easement for a distance of 738.88' feet to an iron pin, said point being the intersection of the centerline of said easement and the southeasterly right of way of a 60.0' foot easement; thence run south 54⁰55'30" west and along the southeasterly right of way of said easement for a distance of 437.25' feet to an iron pin; thence run north 4⁰21'32" west for a distance of 69.96' feet to an iron pin, said point being the northwesterly right of way of said easement; thence run north 54⁰55'30" east along the northwesterly right of way of said easement for a distance of 70.74' feet to an iron pin; thence run north 6⁰03'36" west and leaving said easement for a distance of 240.23' feet to an iron pin; thence run south 83⁰58'49" west for a distance of 54.0' feet to an iron pin; thence run north 4⁰21'32" west for a distance of 318.50' feet more or less to the centerline of Spring Creek; thence run north 83⁰02'10" east and along the centerline of said creek 216.89' feet to its intersection with an iron pin on the northeasterly bank of said creek; thence run south 42⁰36'41" east for a distance of 117.53' feet to an iron pin; thence run south 43⁰31'37" west for a distance of 12.0' feet to the centerline of Spring Creek; thence run in a southerly direction and along the centerline of said creek for a distance of 435.50' feet to an iron pin, said point being the centerline of a 60.0' foot easement; thence

run north $44^{\circ}24'34''$ east and along the centerline of said easement for a distance of 559.04' feet to an iron pin, said point being the intersection of said easement; thence continue along the last described course and leaving said easement for a distance of 148.0' feet to an iron pin; thence run north $89^{\circ}24'00''$ east for a distance of 268.67' feet to an iron pin; thence run north $4^{\circ}50'04''$ west for a distance of 196.37' feet to the point of beginning. Containing 19.36 acres more or less and denoted as the FIRST PARCEL which is a portion of the land as shown in that certain Deed of Distribution of Real Property executed on August 12, 1992, and filed on August 12, 1992, and duly recorded at INST. # 1992-16869 in the Office of the Probate Judge of Shelby County, Alabama.

PARCEL B being situated in Section 1, Township 22 South, Range 3 West, being more particularly described as the following real estate situated in Shelby County, Alabama, to-wit:

Commence at the S.W. corner of the N.E. $\frac{1}{4}$, of the N.E. $\frac{1}{4}$, Section 1, Township 22 South, Range 3 West; thence run south $5^{\circ}10'26''$ east for a distance of 7.28' feet to the northerly line of a 60.0' foot easement; thence run north $72^{\circ}15'31''$ east and along said easement for a distance of 122.72' feet; thence run south $78^{\circ}14'15''$ east for a distance of 28.49' feet to an iron pin, said point being the point of beginning; thence run north $62^{\circ}09'20''$ east for distance of 56.32' feet to an iron pin; thence run south $4^{\circ}21'32''$ east for a distance of 37.37' feet to an iron pin on the southeasterly line of a 60.0' foot easement; thence run north $78^{\circ}14'15''$ west for a distance of 53.77' feet to the point of beginning. Containing 0.02 acres more or less and denoted as the SECOND PARCEL which is a portion of the land as shown in that certain Deed of Distribution of Real Property executed on August 12, 1992, and filed on August 12, 1992, and duly recorded at INST. # 1992-16869 in the Office of the Probate Judge of Shelby County, Alabama.

PARCEL C being situated in Section 1, Township 22 South, Range 3 West being more particularly described as the following real estate situated in Shelby County, Alabama, to wit:

Commence at the S.W. corner of the N.E. $\frac{1}{4}$ -N.E. $\frac{1}{4}$ Section 1, Township 22 South, Range 3 West; thence run south $5^{\circ}10'26''$ east and along the $\frac{1}{4}$ line of said $\frac{1}{4}$, for a distance of 7.28' feet to the northerly line of a 60.0' foot easement; thence run north $72^{\circ}15'31''$ east and along

said easement for a distance of 122.72' feet to an iron pin, said point being the point of beginning; thence run north 54°55'30" east and along said easement for a distance of 91.92' feet to an iron pin; thence run south 4°21'32" east for a distance of 32.42' feet to an iron pin; thence run south 62°09'20" west for a distance of 56.32' feet to an iron pin; thence run north 78°14'15" west for a distance of 24.49' feet to an iron pin; said point of beginning. The above property described being the real property as shown by that Warranty Deed executed on June 20, 1992 and, duly filed and recorded on June 22, 1992 at INST. # 1992-11848 in the Office of the Probate Judge of Shelby County, Alabama.

SUBJECT TO: GRANTEES assumes responsibility for ad valorem taxes for the current tax year, rights-of-way, easements noted at BOOK 356, PAGE 1, INST #1992-11848, INST #1992-16868, INST #1992-16869 and INST # 1993-24263, but not limited thereto, and restrictions of record as affecting said three parcels of property.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

The GRANTOR, for myself and for my heirs, executors and administrators covenants with the GRANTEES, their heirs and assigns, that the GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the same aforesaid; that the GRANTOR and for my heirs, executors, and administrators of said estate shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, Judith Albright Jones, as GRANTOR have
executed this conveyance by hereunto setting my hand and seal,
this the 19th day of September 2002.

Judith Albright Jones (LS)
JUDITH ALBRIGHT JONES, GRANTOR

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for
said County and in said State or State at Large, hereby certify
that JUDITH ALBRIGHT JONES, whose name is signed to the fore-
going instrument, and who is known to me, acknowledged before me
on this date, that being informed of the contents of said
instrument, she has executed the same voluntarily on the day the
same bears date.

Given under my hand and official seal this the 19th day of
September 2002.

Indara Shanka
Notary Public

My Commission Expires:

2/24/04

