

SEND TAX NOTICE TO:

Mr. & Mrs. Donald L. Jones
309 Laurel Woods Lane
Helena, AL 35080

Prepared by:

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

STATE OF ALABAMA:
JEFFERSON COUNTY:

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND THIRTY THOUSAND AND NO/100.....(\$130,000.00) Dollars**, to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **MEGAN M. HANBACK and husband, GABRIEL HANBACK, and JANET S. NOTTRODT, A Married Woman, (herein referred to as grantors)**, do grant, bargain, sell and convey unto **DONALD L. JONES and DIANE S. 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:

Lot 49, according to the Survey of Laurel Woods, as recorded in Map Book 16, Page 24, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for the year 2003 and subsequent years, not yet due and payable.
2. 20-foot building setback line along Laurel Woods Lane; 15-foot easement along the West property line and a 7.5-foot easement along rear of said lot as shown on recorded map of said subdivision.
3. Easement to Alabama Power Company as recorded in Deed Book 200, Page 542 and Instrument # 1994-1190.
4. Right of Way to Shelby County as recorded in Deed Book 271, Page 716.
5. Easement to Colonial Pipe line company as recorded in Deed Book 272, Page 672.
6. Right of ingress and egress as reserved in Deed Book 274, Page 34.
7. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument # 1992-3387.

The above described property in not the homestead property of the grantor, JANET S. NOTTRODT, or of her spouse.

The undersigned grantors, MEGAN M. HANBACK and JANET S. NOTTRODT, are one and the same persons as MEGAN M. WEAVID and JANET L. STRIPLIN, respectively.

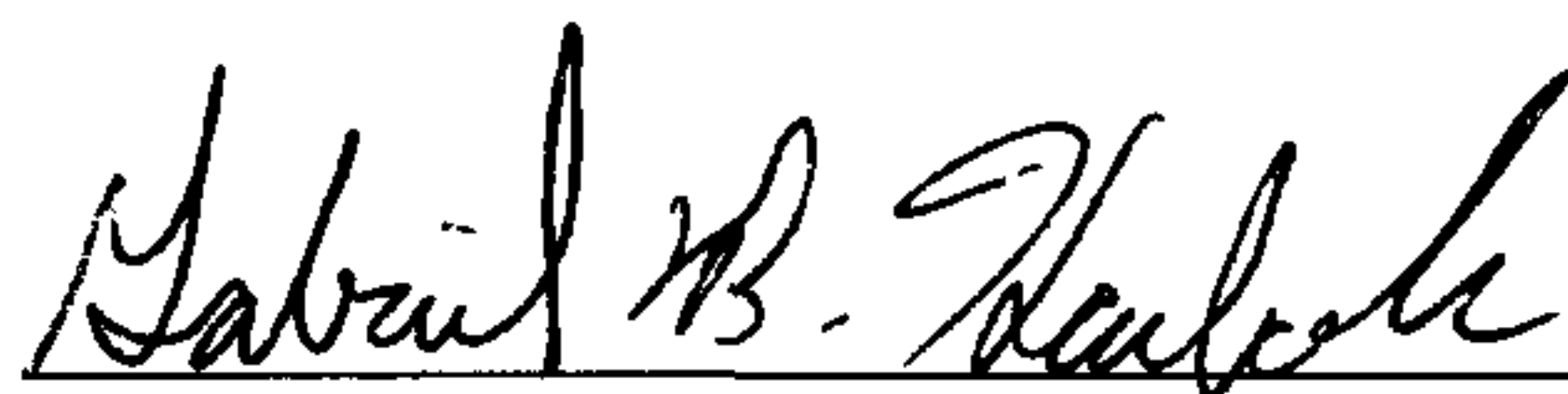
\$123,500.00 of the purchase price received above, was paid from a first purchase money mortgage loan, closed simultaneously herewith.

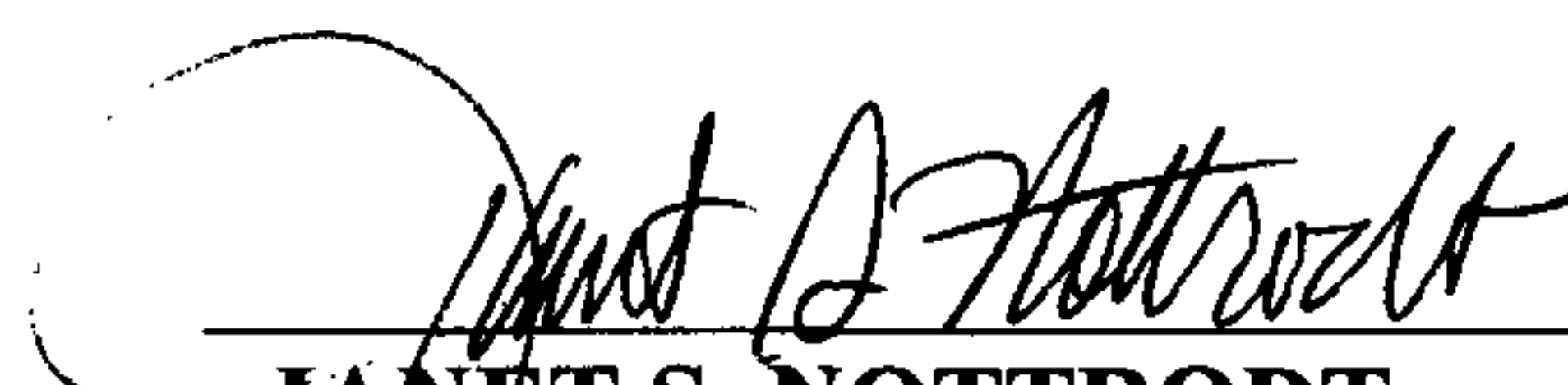
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 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, we have hereunto set our hands and seals, this 2nd day of December, 2002.

 (Seal)
MEGAN M. HANBACK

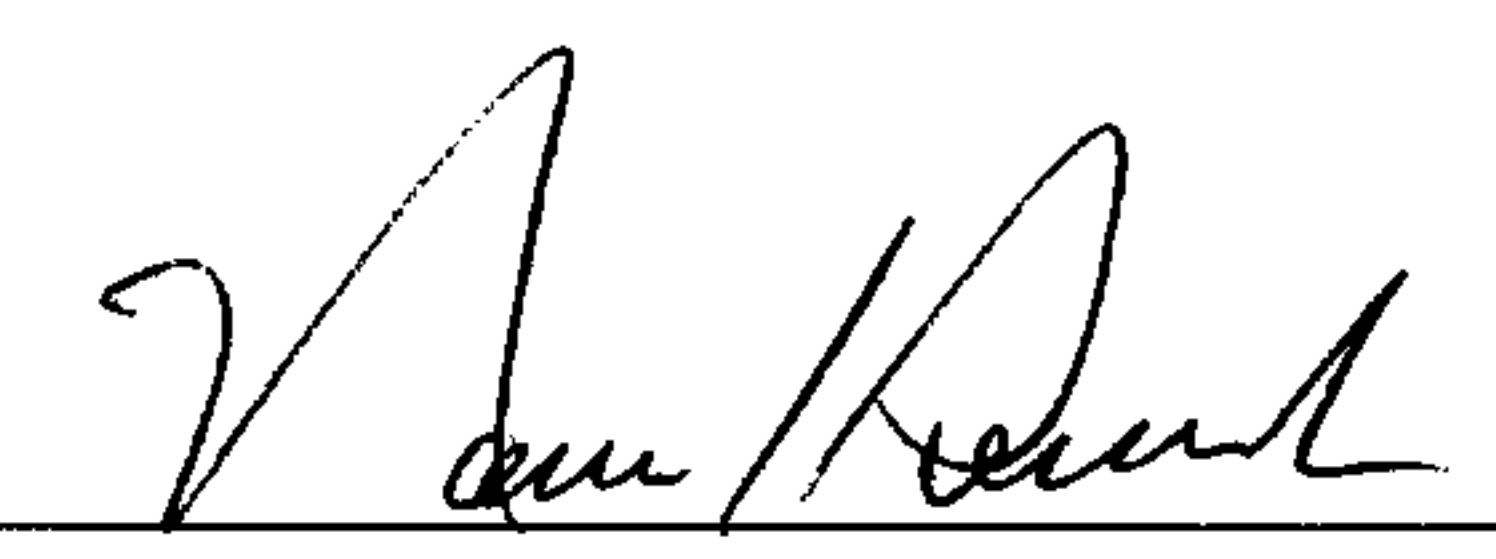
 (Seal)
GABRIEL HANBACK

 (Seal)
JANET S. NOTTRODT

STATE OF ALABAMA:
JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MEGAN M. HANBACK and husband, GABRIEL HANBACK, and JANET S. NOTTRODT, A Married Woman**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 2002.


Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov. 6, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

