

This instrument was prepared by:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

Please Send Tax Notice to:

Van T. Clayton & Karen D Mays
1510 Timber Dr
Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration **One Hundred Twenty One Thousand and 00/100 Dollars (\$121,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Cindy M Jackson, married**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Van T. Clayton and Karen D. Mays** (hereinafter referred to as Grantees) for and during their joint lives as joint tenants 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, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 46, according to the Survey of Timber Park, Phase III, as recorded in Map Book 15, Page 11, in the Probate Office of Shelby County, Alabama.

\$108,900.00 of the purchase price paid with a mortgage loan executed contemporaneously herewith.

No portion of the herein-described property constitutes the homestead of the Grantor, or that of her spouse.

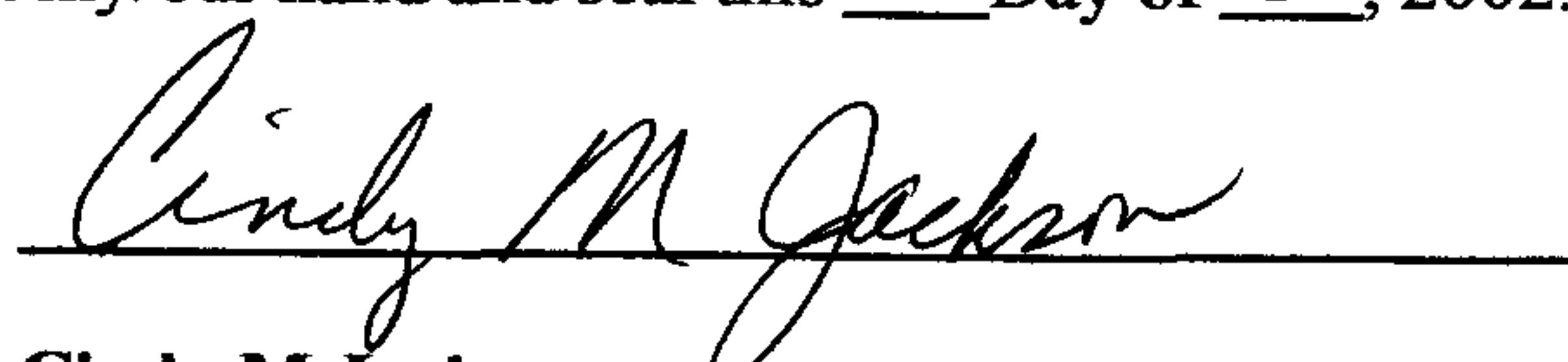
Subject to:

1. Taxes for the year 2002 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives as joint tenants 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.

And I do for myself, and for my heirs, executors and administrators covenant with 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 31 Day of Dec, 2002.



Cindy M Jackson

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Cindy M Jackson**, whose name(s) is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, ~~not being informed~~ of the contents she executed the same voluntarily for and as her act on the day same bears date.


Given under my hand and seal this 31 day of Dec, in the year 2002.



Notary Public
My Commission Expires: 3/2/2004