

This instrument was prepared by

Send Tax Notice To:

WPC & ASSOCIATES, LLC

KEVIN M. JONES AND
CYNTHIA D. BIRCH JONES

(Name)

(Name)

2 OFFICE PARK CIRCLE, SUITE 105
BIRMINGHAM, ALABAMA 35223

121 EMERALD PARC DRIVE
CHELSEA, AL 35043

(Address)

(Address)

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY THOUSAND Dollars (\$250,000.00) and other good and valuable consideration, to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, JAMES D. PHILLIPS AND MISTI D. PHILLIPS, BY AND THROUGH HER ATTORNEY IN FACT, JAMES D. PHILLIPS, HUSBAND AND WIFE (herein referred to as grantor) do, grant, bargain, sell and convey unto KEVIN M. JONES AND CYNTHIA D. BIRCH JONES, HUSBAND AND WIFE (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

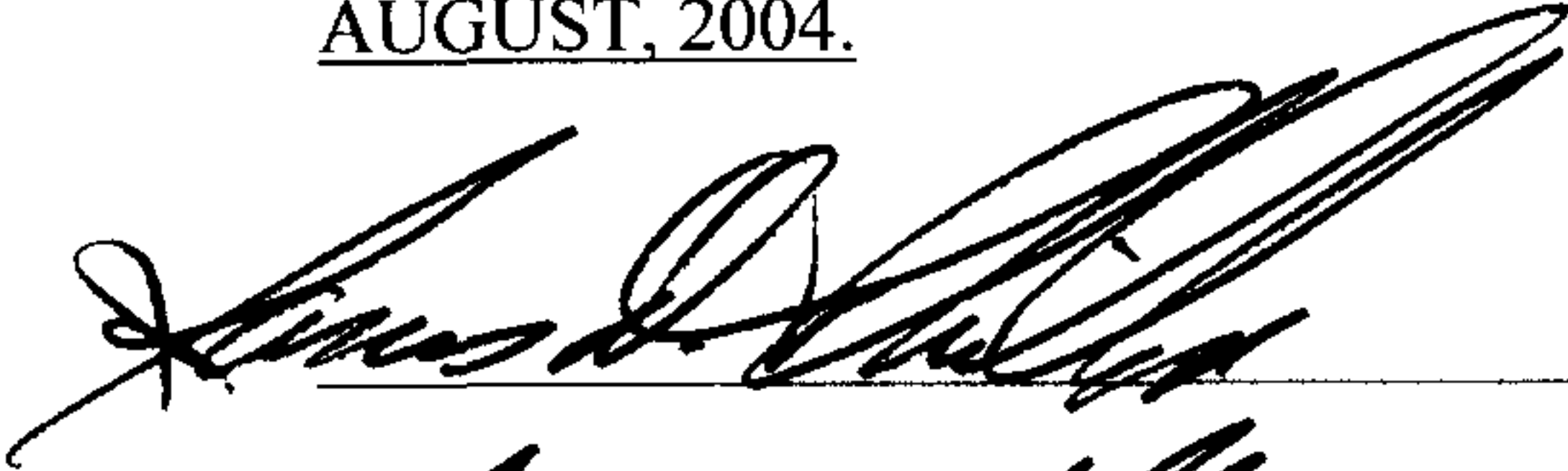
LOT 25, ACCORDING TO THE SURVEY OF EMERALD PARC, AS RECORDED IN MAP BOOK 29, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

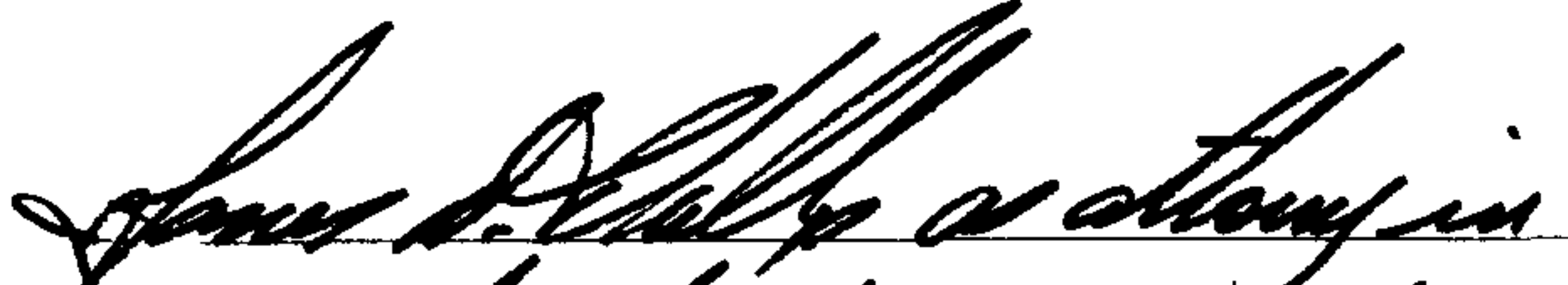
A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$190,000.00 IS FILED HEREWITH.

TO HAVE AND TO HOLD, to 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 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, we have hereunto set our hands and seals, this 6th day of
AUGUST, 2004.

 (Seal)

 (Seal)

fact for Neil S. Kelly

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF **SHELBY**

NOTARY ACKNOWLEDGMENT

I, WILLIAM PATRICK COCKRELL, A NOTARY PUBLIC
IN AND FOR SAID COUNTY, IN SAID STATE, HERBY CERTIFY THAT
KEVIN M. JONES, WHOSE NAME AS ATTORNEY IN
FACT FOR CYNTHIA D. BIRCH-JONES, IS SIGNED TO THE
FOREGOING CONVEYANCE AND WHO IS KNOWN TO ME, ACKNOWLEDGED
BEFORE ME THIS DATE, BEING INFORMED OF THE CONTENTS OF THE
CONVEYANCE, HE, IN HIS CAPACITY AS SUCH ATTORNEY IN FACT,
AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON
THE DATE THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 6TH DAY OF
AUGUST, 2004.


NOTARY PUBLIC

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006

RETURN TO:

WPC & ASSOCIATES LLC
2 Office Park Circle, Suite 105
BIRMINGHAM, AL 35223
ph 870-0411
fx 870-0311