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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

BRIAN K. JONES
1504 WINGFIELD CT
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED NINETY NINE THOUSAND NINE HUNDRED FIFTY DOLLARS and 00/100 (\$399,950.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, STEVEN C. SELLS and JUDITH M. SELLS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRIAN K. JONES and KIMBERLY 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 828, according to the Survey of Brook Highland, an Eddleman Community, 8th Sector, Phase 2, as recorded in Map Book 16, Page 96, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT IS NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
3. RECIPROCAL EASEMENT AGREEMENT AS RECORDED IN BOOK 125, PAGE 249 AND BOOK 199, PAGE 18.
4. NON-EXCLUSIVE EASEMENT AND AGREEMENT AS SET OUT IN BOOK 194, PAGE 20.
5. 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 BOOK 194, PAGE 254.
6. RESTRICTIVE COVENANTS REGARDING WATERSHED PROPERTY AS RECORDED IN BOOK 194, PAGE 254.
7. EASEMENTS FOR SANITARY SEWER LINES AND WATER LINES AS CONVEYED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM, AS RECORDED IN BOOK 194, PAGE 43 AND INSTRUMENT # 1992-16102.

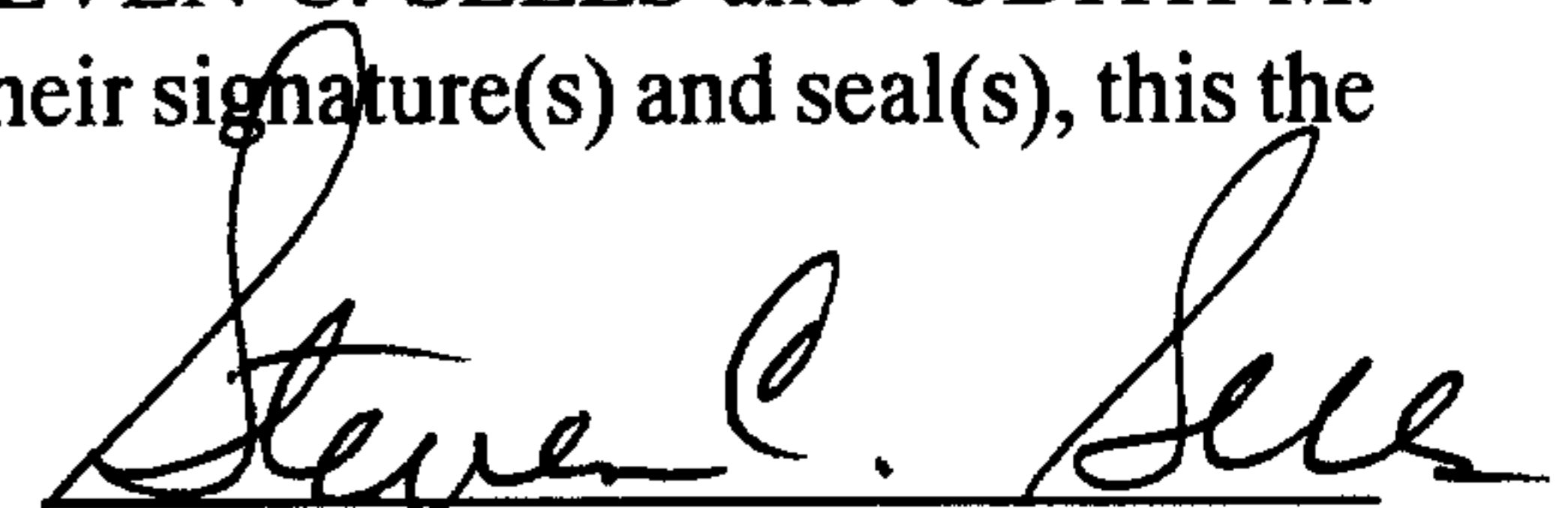
8. SANITARY SEWER SYSTEM, PIPELINES AND RELATED EQUIPMENT AS CONVEYED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF BIRMINGHAM, AS RECORDED IN BOOK 194, PAGE 43 AND INST. # 1992-16103.
9. RIGHT OF WAY TO ALABAMA POWER COMPANY AS RECORDED IN BOOK 207, PAGE 380.
10. RESTRICTIONS, PUBLIC UTILITY EASEMENTS, AND SETBACK LINES AS SHOWN ON RECORDED MAP OF SAID SUBDIVISION.
11. RESERVATION OF MINERAL AND MINING RIGHTS IN THE INSTRUMENT RECORDED IN INST.# 1993-02746, TOGETHER WITH THE APPURTENANT RIGHTS TO USE THE SURFACE.

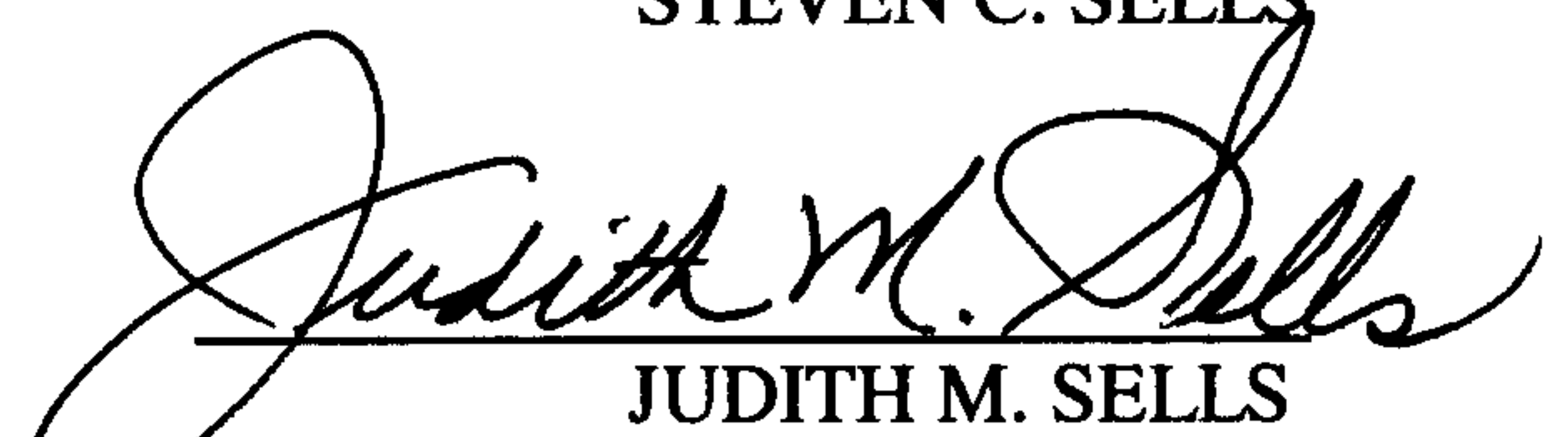
\$319,950.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, STEVEN C. SELLS and JUDITH M. SELLS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 3rd day of January, 2005.


STEVEN C. SELLS

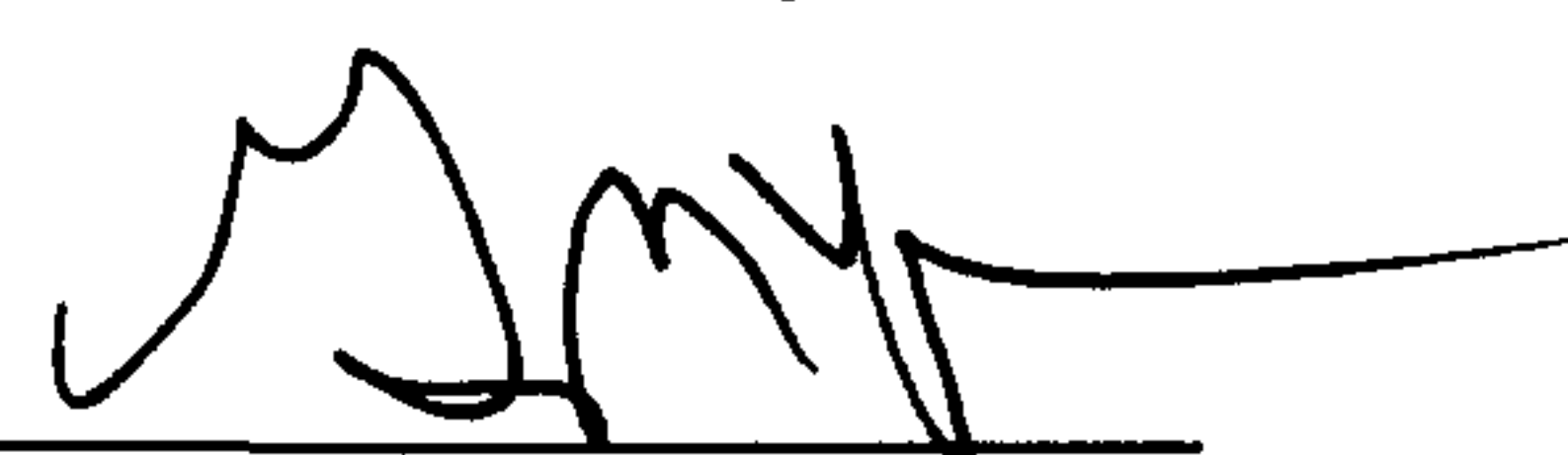

JUDITH M. SELLS

STATE OF ALABAMA)
COUNTY OF SHELBY)

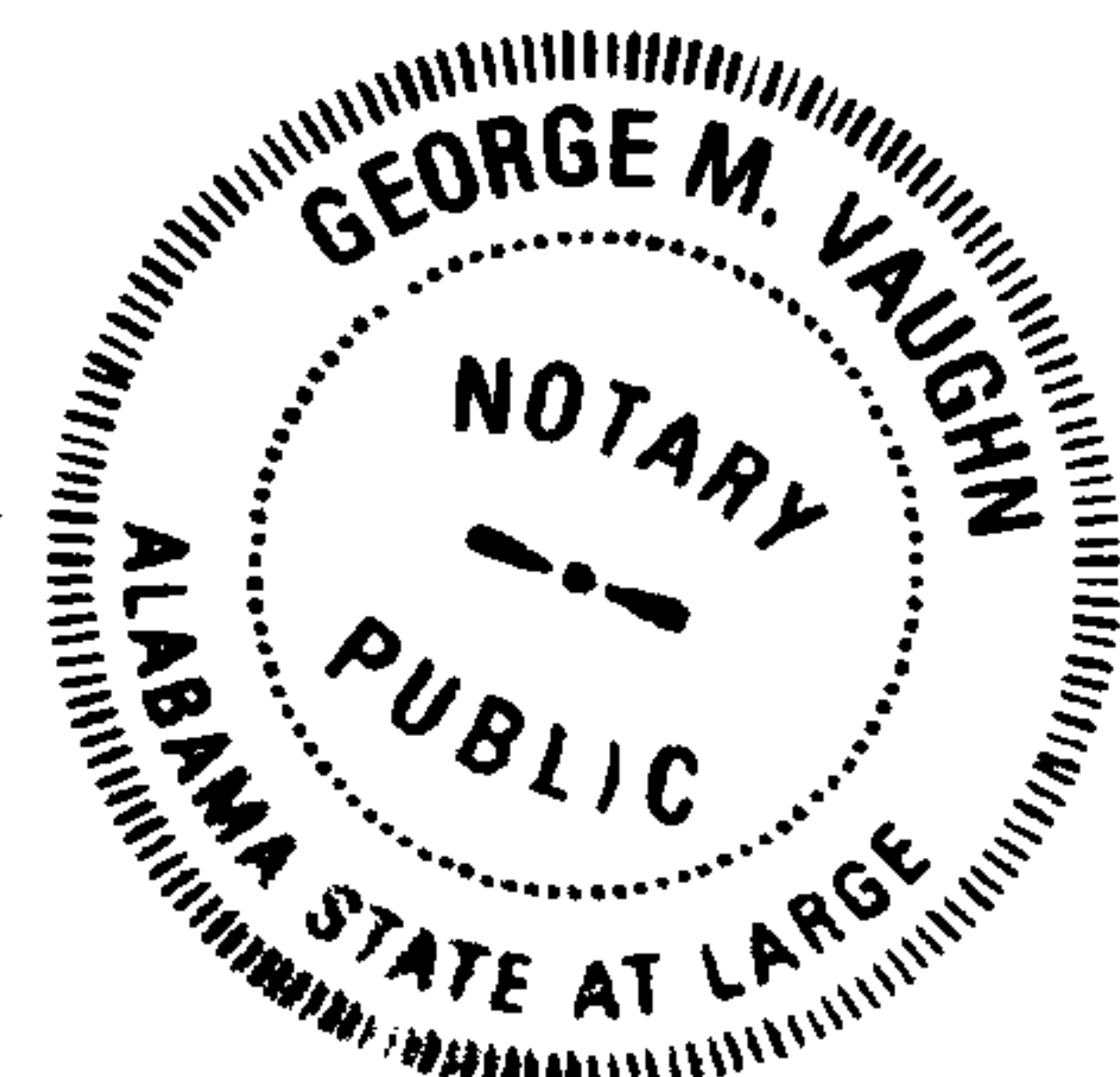
ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that STEVEN C. SELLS and JUDITH M. SELLS, 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 3rd day of January, 2005.



Notary Public



My commission expires: 9.29.06