

This instrument was prepared by:

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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWENTY THREE THOUSAND AND NO/00 (\$23,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

ROLAND HENSON, A MARRIED MAN GARY HENSON, A MARRIED MAN AND

JERRY HENSON A SINGLE MAN

(herein referred to as grantor) grant, bargain, sell and convey unto,

TODD JONES AND ALLISON JONES

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16th day of March, 2005.

ROLAND HENSON

GARY HENSON

Shelby County, AL 03/23/2005 State of Alabama

Deed Tax: \$23.00

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, ASHLEY HARRISON, a Notary Public in and for said County, in said State hereby

ROLAND HENSON, GARY HENSON AND JERRY HENSON

whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16^{TH} day of March 2005.

Notary Public

My commission expires: 2-20-07

20050323000130340 2/2 \$38.00 Shelby Cnty Judge of Probate, AL 03/23/2005 11:52:05AM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Commence at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 15, Township 19 South, Range 2 East, Shelby County, Alabama; thence run North along the West line of said quarter-quarter section for a distance of 224.40 feet to a point on the West right of way line of Alabama Highway No. 25; thence turn an angle of 21 degrees 27 minutes to the right and run northeasterly along the West right of way line for a distance of 200.0 feet to the point of beginning of the lot herein described; thence continuee northeasterly along the West right of way line of said highway a distance of 190.0 feet; thence turn left an angle of 90 degrees 00 minutes and run a distance of 210.0 feet to a point; thence turn left an angle of 90 degrees 00 minutes and run a distance of 190.0 feet to a point; thence turn left an angle of 90 degrees 00 minutes and run a distance of 210.0 feet to the point of beginning. According to the survey of Larry W. Carver, dated March 2, 2005.