20050425000194610 1/2 $124.00
Shelby Cnty Judge of Probate,AL
04/25/2005 08:37:20AM FILED/CERT

SEND TAX NOTICE TO:
David B. Jones and Donna J. Jones,
5010 Applecross Road
Birmingham, AL 35242

This instrument was prepared by:
Sunny Henderson
Preferred Title Agency, Inc.
300 Office Park Drive, Suite 230
Birmingham, AL 35223

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:
That in consideration of **One Hundred Ten Thousand dollars & no cents ($110,000.00)**
To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,
R. David Harcourt and wife, Cynthia Harcourt(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **David B. Jones and wife, Donna J. Jones,** (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF INDIAN VALLEY, RANCHETTES SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

1.) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 5, Page 77.

2.) 35 foot building line on front of subject property and variable easement along rear of subject property as shown on recorded map.

3.) Subject to the 430 ' flood easement contour line.

4.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Deed Book 258, Page 257 in the Probate Office of Shelby County, Alabama.

5.) Easement for public utilities across North and West sides of lot as shown on recorded map of said subdivision.

6.) Transmission line permits to Alabama Power Company and Southern Bell Telephone and Telegraph Company as recorded in Deed Book 265, Page 458 in Probate Office.

7.) Transmission line permits to Alabama Power Company as recorded in Deed Book 102, Page 458 in 55 and Deed Book 111, Page 266 and Deed Book 129, Page 565 in Probate Office.

8.) Subject to any loss, or damage arising from the mislocation of fences either inside, or outside of, the building line between lot 15 and the subject property as depicted on that survey by Laurence D. Weygand dated October 6, 2004.

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, 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**, their heirs and assigns forever, against the lawful claims of all persons.

DBJ by RA AIF
DJJ by RA AIF

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this April 15, 2005

R. David Harcourt (Seal)
R. David Harcourt

Cynthia Harcourt (Seal)
Cynthia Harcourt

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Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that R. David Harcourt and wife, Cynthia Harcourt, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 15th day of April, 2005.

Jan O. Hall
Notary Public.
(Seal) Exp: 1-21-06

Shelby County, AL 04/25/2005
State of Alabama

Deed Tax:$110.00

DBJ by RM AIF
DJJ by RM AIF

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice