

This document prepared by:  
Law Office of John A. Gant  
200 Office Park Drive, Suite 210  
Birmingham, Alabama 35223

Send tax notice to:  
Christopher Jones and Tiffanie Jones  
171 Hackberry Circle  
Chelsea, AL 35043

**GENERAL WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Six Thousand and 00/100 Dollars (\$276,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, We, ROBERT E. McKINNEY, JR., an unmarried person and JENNIFER K. CHANDLER, an unmarried person (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CHRISTOPHER JONES and TIFFANIE L. JONES, as joint tenants with rights of survivorship, (herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama:

Lot 514, according to the Survey of Yellowleaf Ridge Estates, 5<sup>th</sup> Sector, as recorded in Map Book 25, page 132, in the Probate Office of Shelby County, Alabama.

All of the consideration is from a purchase money first mortgage and a second mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And we do for ourselves and for our executors and administrator covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey the same as aforesaid, and that we are and 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.

20050510000224820 2/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/10/2005 03:33:01PM FILED/CERT

Dated this 22<sup>nd</sup> day of April, 2005.

*Robert E McKinney Jr. by Jennifer Kay Chandler*  
ROBERT E. McKINNEY, JR.  
*his attorney in fact*

STATE OF ALABAMA )  
JEFFERSON COUNTY )

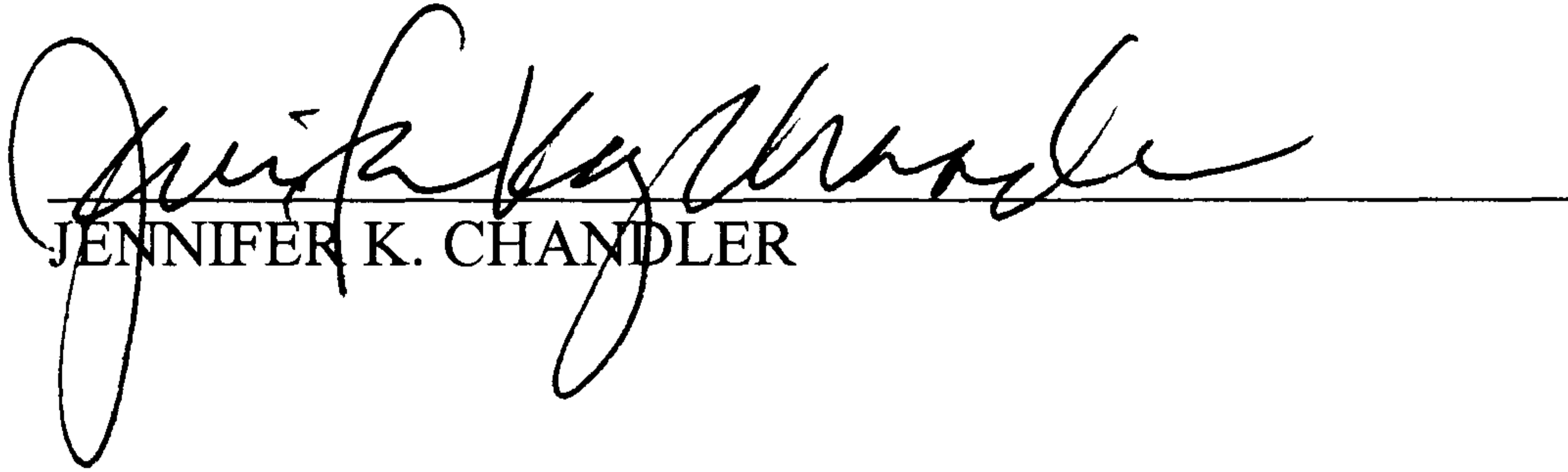
I, John A. Gant, a Notary Public in and for said County, in said State, hereby certify that JENNIFER K. CHANDLER, whose name as Attorney-in-Fact for ROBERT E. McKINNEY, JR. is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she, in her capacity as Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of April, 2005.

*John A. Gant*  
\_\_\_\_\_  
NOTARY PUBLIC: JOHN A. GANT  
My Commission Expires: 10/20/05

20050510000224820 3/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
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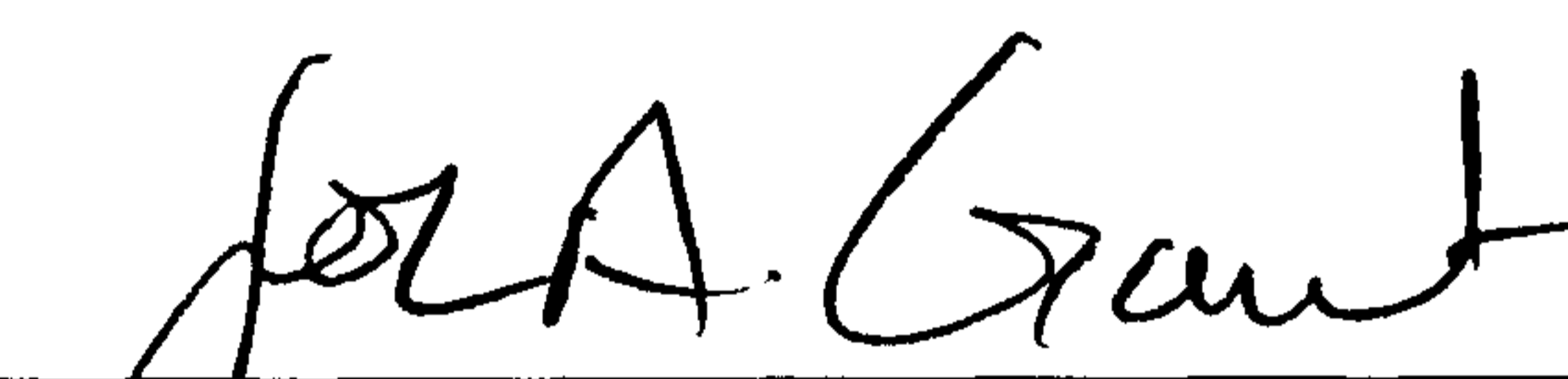
Dated this the 22<sup>nd</sup> day of April, 2005.

  
JENNIFER K. CHANDLER

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that JENNIFER K. CHANDLER, 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 the 22<sup>nd</sup> day of April, 2005.

  
NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/05