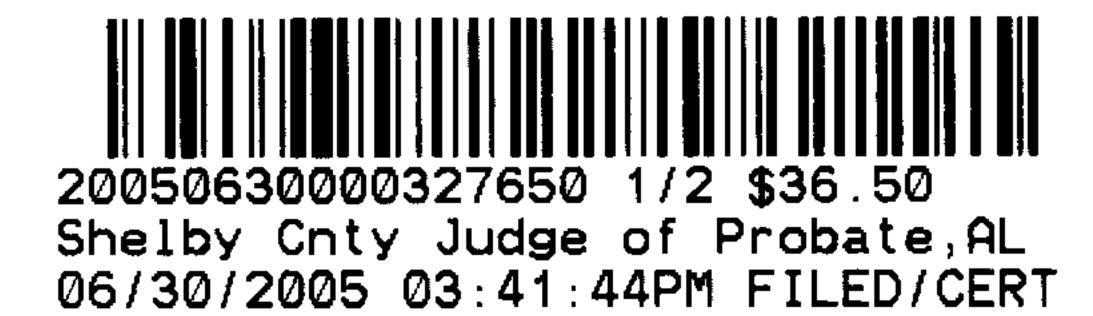
200

SEND TAX NOTICE TO:

James L. Cuneo and Ellen P. Cuneo 616 Parkside Circle Helena, Alabama 35080

This instrument was prepared by Richard B. McClelland Attorney at Law 300 Office Park Drive, Suite 230 Birmingham, Alabama 35223



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

Value #112,000.00

That in consideration of Ten and No/100 Dollars (\$10.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, Howard B. Jones and wife, Nanacy Kelly Jones (herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto James L. Cuneo and wife, Ellen P. Cuneo (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 3, ACCORDING THE RESURVEY OF PART OF BLOCK 12 OF JOSEPH SQUIRES MAP OF THE TOWN OF HELENA, AS RECORDED IN MAP BOOK 8, PAGE 56, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA

Subject to: (1) Taxes for the year 2005 and subsequent years: (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 8, Page 56.

\$ 89,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and 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, 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.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this May 31, 2005.

Howard B. Jones

(Seal)

(Seal)

Manacy Kelly Jones

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, [UserInput as to Name of Notary], a Notary Public in and for said County, in said State, hereby certify that Howard B. Jones, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, 2005.

| B. MeC. | Mec. |

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: OCT 21, 2006 BONDED THRU NOTARY PUBLIC UNDERWRITERS

> 20050630000327650 2/2 \$36.50 Shelby Cnty Judge of Probate, AL 06/30/2005 03:41:44PM FILED/CERT

Shelby County, AL 06/30/2005

State of Alabama

Deed Tax: \$22.50