

(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

RUSSELL E. JONES 196 WOODBURY DRIVE STERRETT, AL 35147

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 FIFTY SEVEN THOUSAND FIVE HUNDRED DOLLARS and 00/100 (\$357,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, DALLAN RUCH, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto RUSSELL E. JONES and DEBORAH M. 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 1, ACCORDING TO THE MAP OF THE ESTATES OF FOREST PARKS SECOND PHASE, INSTRUMENT NO. 2001-17384, AS RECORDED IN MAP BOOK 28, PAGE 52, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR 2004, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
- 2. 20-FOOT EASEMENT THROUGH SOUTH PART OF LOT, AS SHOWN ON RECORDED MAP.
- 3. 10-FOOT EASEMENT ALONG PART OF SOUTHEAST LINE, AS SHOWN ON RECORDED MAP.

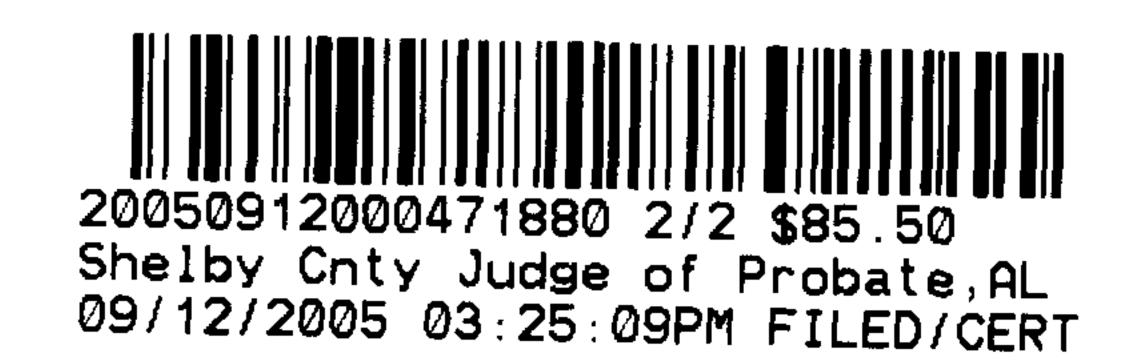
\$286,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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.

Shelby County, AL 09/12/2005

State of Alabama

Deed Tax: \$71.50



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, DALLAN RUCH, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of August, 2005.

DALLAN RUCH BY HIS ATTORNEY IN FACT LORI HENDERSON WEST

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LORI HENDERSON WEST whose name(s) as attorney in fact for DALLAN RUCH, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of AUGUST, 2005 PAGE

Notary Public

My commission expires:

127.06