



20060711000331850 1/3 \$113.00
Shelby Cnty Judge of Probate, AL
07/11/2006 10:15:49AM FILED/CERT

Send Tax Notice
Shane M. Jones
Debra L. Jones
200 Salters Path
Montevallo, Alabama 35115

This instrument was prepared by:
Laurie Boston Sharp,
ATTORNEY AT LAW, LLC
P. O. Box 567
Birmingham, AL 35007

Statutory Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF NINE HUNDRED SIXTY THOUSAND and 00/100 DOLLARS (\$960,000.00) paid to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **KENNETH R. CARTER and wife, JERI ELIZABETH CARTER**, (herein referred to collectively as Grantor), does grant, bargain, sell and convey unto **SHANE M. JONES and wife, DEBRA L. JONES, as joint tenants with right of survivorship** (herein referred to as Grantee), the following described real estate (herein referred to as the Property), situated in the State of Alabama, County of Shelby, to-wit:

SEE EXHIBIT A, INCORPORATED AS IF SET FORTH HEREIN.

\$864,000 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF TWO MORTGAGE LOANS CLOSED SIMULTANEOUSLY HEREWITH.

The above Property is conveyed subject to:

1. the lien of ad valorem and similar taxes for 2006 and subsequent years;
2. Right of way to Alabama Power Company as set out in instruments recorded in Instrument #1997-26296; Deed Book 134, page 535; Deed Book 267, Page 93; Deed Book 118, Page 304; Deed Book 129, Page 491; Deed Book 143, Page 430 and Deed Book 177, Page 508 in the Probate Office of Shelby County, Alabama;
3. Right(s) of Way(s) granted to Shelby County by instruments recorded in Deed Book 124, page 172; Deed Book 174, Page 139; and Deed Book 175, Page 242 in the Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights, including but not limited to gas, oil, sand and gravel, in, on and under subject property;
5. Rights of others in and to the Egress/Ingress easement.
6. Any and all matters of record; and

7. All matters that are revealed by the survey performed by Beacon Professional on May 16, 2006.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with rights 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

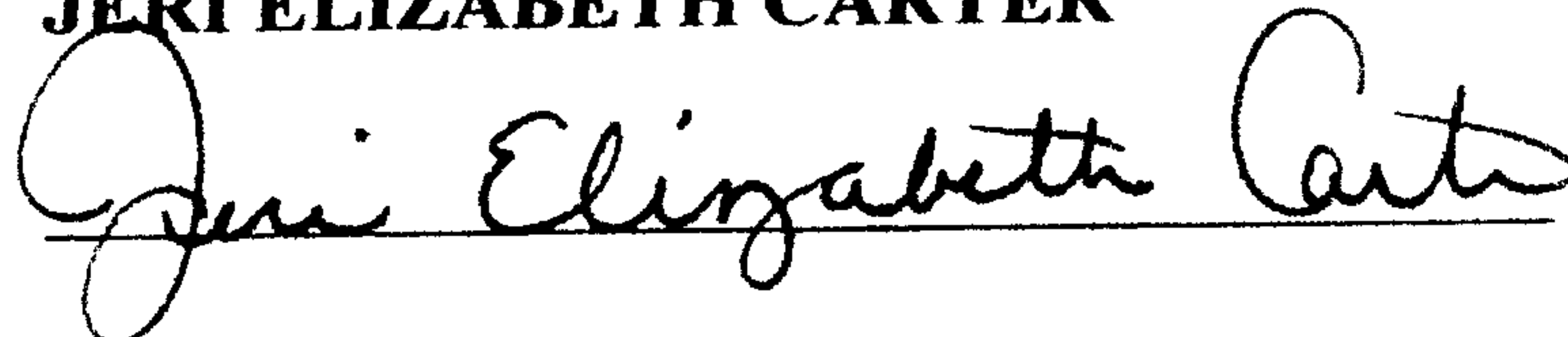
Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

6th IN WITNESS WHEREOF, the undersigned said Grantor, has executed this conveyance on this the day of July, 2006.

KENNETH R. CARTER



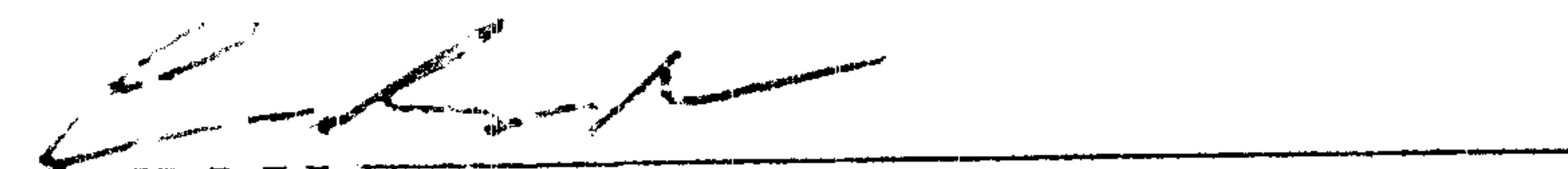
JERI ELIZABETH CARTER



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KENNETH R. CARTER and JERI ELIZABETH CARTER, whose names are signed to the foregoing conveyance, and who are known to me, 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 6th day of July, 2006.



NOTARY PUBLIC

My commission expires: 5-13-2008

Exhibit A

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PARCEL I:

Commencing at an iron pipe at the southeast corner of the southeast 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence S 87°22'2" E a distance of 219.21 feet to a fence corner; thence N 0°25'21" E a distance of 1131.50 feet to a capped iron, which is the point of BEGINNING; thence N 87°36'28" W a distance of 770.90 feet to a capped iron; thence N 0°0'0" E a distance of 325.61 feet to a capped iron; thence N 23°10'51" E a distance of 251.40 feet to a capped iron; thence N 67°56'39" E a distance of 646.17 feet to a capped iron; thence S 67°46'57" E a distance of 946.70 feet to a point; thence S 0°41'0" E a distance of 198.51 feet to a point; thence S 17°13'0" E a distance of 188.40 feet to a point; thence S 69°57'0" W a distance of 93.56 feet to a point; thence N 61°57'0" W a distance of 195.60 feet to a point; thence S 89°15'0" W a distance of 248.46 feet to a point; thence N 47°12'23" W a distance of 353.32 feet to a point; thence N 63°21'0" W a distance of 101.50 feet to a capped iron; thence S 0°25'21" W a distance of 437.34 feet; to the point and place of BEGINNING.

Ingress/Egress Easement

Commencing at an iron pipe at the southeast corner of the southeast 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence N 0°23'57" E and along the easterly boundary of Section 3 a distance of 3255.62 feet to a point on the southerly right-of-way of Shelby County Road 22; thence following the curvature thereof an arc distance of 239.83 feet (said arc having a chord bearing of S 66°20'25" W, a counterclockwise direction, a chord distance of 239.74 feet and a radius of 2608.43 feet) and along the southerly right-of-way of Shelby County Road 22, which is the point of BEGINNING of the centerline of a 30' ingress/egress easement; thence following the curvature thereof an arc distance of 144.94 feet (said arc having a chord bearing of S 5°32'22" W, a clockwise direction, a chord distance of 140.32 feet and a radius of 165.00 feet); thence S 30°42'16" W a distance of 82.06 feet; thence S 32°31'50" W a distance of 259.50 feet; thence S 35°16'32" W a distance of 97.08 feet; thence following the curvature thereof an arc distance of 107.43 feet (said arc having a chord bearing of S 54°51'33" W, a clockwise direction, a chord distance of 105.93 feet and a radius of 185.00 feet); thence S 71°29'44" W a distance of 59.05 feet; thence following the curvature thereof an arc distance of 78.20 feet (said arc having a chord bearing of S 39°29'31" W, a counterclockwise direction, a chord distance of 74.20 feet and a radius of 70.00 feet); thence S 7°29'18" W a distance of 584.71 feet; thence following the curvature thereof an arc distance of 159.16 feet (said arc having a chord bearing of S 22°54'31" E, a counterclockwise direction, a chord distance of 151.80 feet and a radius of 150.00 feet); thence S 53°18'20" E a distance of 79.21 feet; thence following the curvature thereof an arc distance of 115.80 feet (said arc having a chord bearing of S 41°14'31" E, a clockwise direction, a chord distance of 114.95 feet and a radius of 275.00 feet); thence S 29°10'42" E a distance of 85.58 feet to a point on Parcel and the end of said easement.

PARCEL II:

A portion of Parcel I more particularly described as follows:

A parcel of land a portion of which is situated in the East ½ of the SE 1/4 of Section 3, Township 22 South, Range 3 West and the remainder in the West ½ of the SW 1/4 of Section 2, Township 22 South, Range 3 West described as follows: begin at the SW corner of said Section 2 and go North 89 degrees 13 minutes East along the South side of same 220.0 feet, thence North 1 degree 47 minutes West 1028.60 feet to point of beginning, thence continue in this line 600.0 feet, then North 68 degrees 45 minutes West 100.0 feet, thence North 61 degrees 41 minutes West 100.0 feet, thence North 82 degrees 14 minutes West 100.0 feet, thence West 100.0 feet, thence North 86 degrees 32 minutes West 100.0 feet, thence North 89 degrees 43 minutes West 200.0 feet, thence 1 degrees 47 minutes East 600.0 feet, thence South 81 degrees 17 minutes East 688.0 feet to point of beginning.

All lying and being situated in Shelby County, Alabama.

Shelby County, AL 07/11/2006
State of Alabama

Deed Tax: \$96.00