


**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**


20061018000514830 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
10/18/2006 08:58:24AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

Send tax notice to:
SERENA B. CALHOUN
BREWSTER D. CALHOUN

(Name)

(Name)

ONE PERIMETER PARK S STE 451N
BIRMINGHAM, ALABAMA 35243

2248 RICHMOND LANE
PELHAM, AL 35124

(Address)

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

Shelby County, AL 10/18/2006
State of Alabama
Deed Tax: \$24.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THOUSAND dollars (\$120,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), JERRY JONES and ANGELA JONES, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto SERENA B. CALHOUN and BREWSTER D. CALHOUN, WIFE AND HUSBAND (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


SEE EXHIBIT A

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 96,000.00 IS FILED HERewith.

TO HAVE AND TO HOLD, to 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.

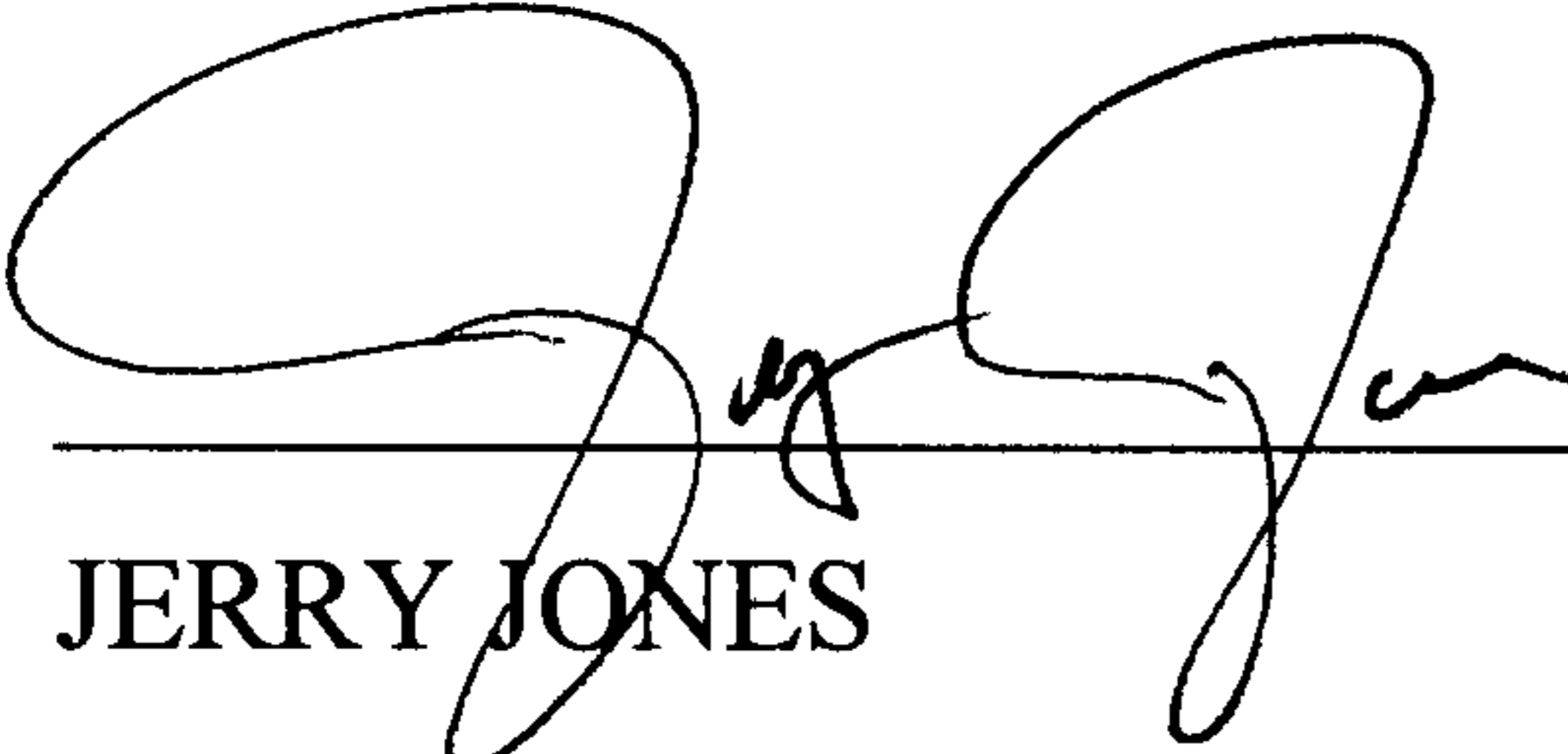
And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple


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of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, 09/29/06.


_____(Seal)
JERRY JONES

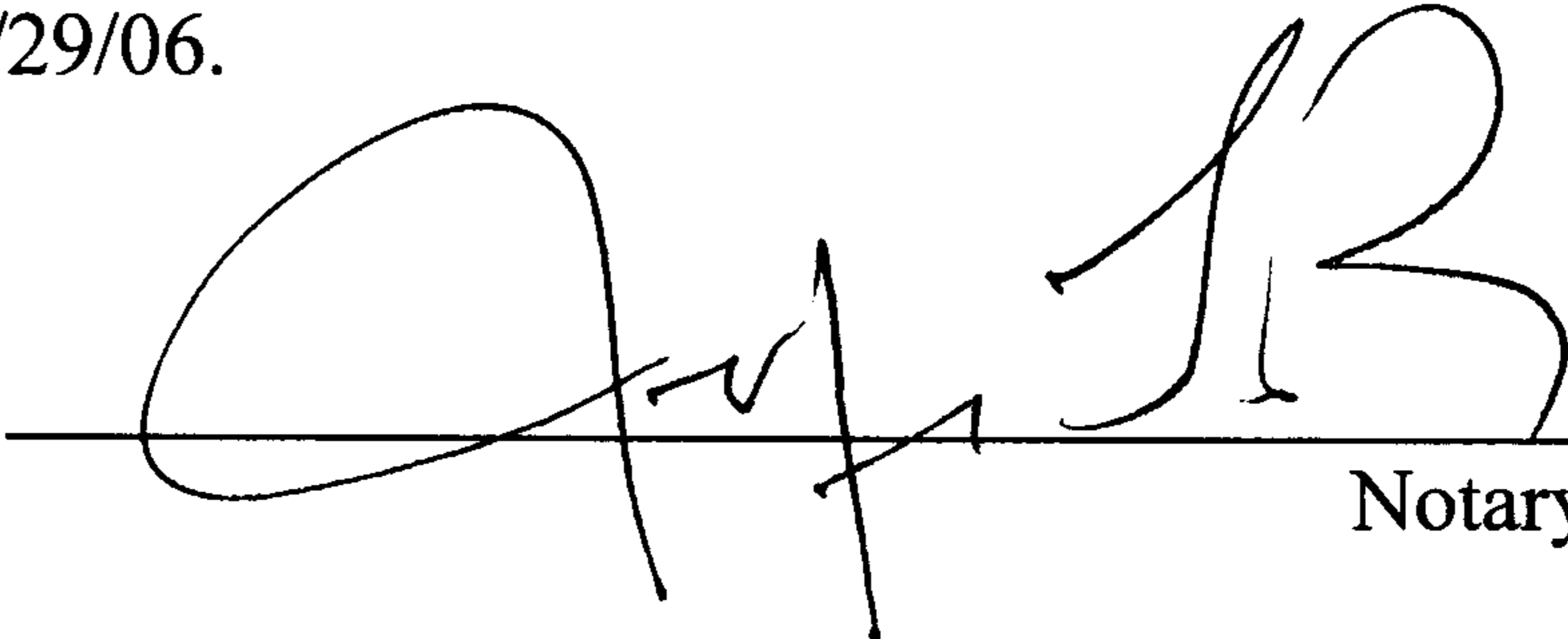

_____(Seal)
ANGELA JONES

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment

I, JENNIFER L. BANIK, a Notary Public in and for said County in said State, hereby certify that JERRY JONES and ANGELA JONES, 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 09/29/06.



Notary Public

Return to: William Patrick Cockrell
WPC & Associates LLC

Jennifer L. Banik
Notary Public, AL State at Large
My Comm Expires Feb 7, 2009

Exhibit "A" Legal Description

Lot 39-A, according to a Resurvey of Lot 17, 1st Sector, Chanda Terrace, Resurvey of Lot 39, 2nd Sector, Chanda Terrace, as recorded in Map Book 10, Page 18, in the Probate Office of Shelby County, Alabama. Also, a part of Lot 40, Chanda Terrace, 2nd Sector, as recorded in Map Book 9, Page 101, said part of Lot 40 being more particularly described as follows: Beginning at the Southwest corner of said Lot 40, and run in a Northerly direction along the West line of said lot for a distance of 59.0 feet to the Southwest corner of Lot 39-A, in said subdivision; thence turn an angle to the right of 36 degrees 31 minutes 15 seconds and run in a Northeasterly direction along the common line of Lots 29-A and 40 for a distance of 124.74 feet to a point on the curved Southerly right of way line of Richmond Lane; thence turn an angle to the right and run in a Southwesterly direction for a distance of 175.50 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.