20070118000026230 1/2 $34.50
Shelby Cnty Judge of Probate,AL
01/18/2007 08:45:18AM FILED/CERT

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Tonia M. Jones
name
736 Dividing Ridge Drive
address
Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THOUSAND FIVE HUNDRED AND NO/100---------- DOLLARS($200,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Elin Johnson and husband, Gary A. Bartlett

(herein referred to as grantors) do grant, bargain, sell and convey unto Tonia M. Jones and husband, Kim D. Jones

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 31, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, page 3, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to taxes for 2007.
Subject to items on attached Exhibit "A".

$ 180,450.00 of the purchase price was paid from the proceeds of a mortgage loan 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.

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, we have hereunto set our hand(s) and seal(s), this 12th day of January, 2007.

_____ (Seal) Elin Johnson (Seal)
_____ (Seal) Gary A. Bartlett (Seal)
_____ (Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Elin Johnson and husband, Gary A. Bartlett whose name(s) 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 12th day of January A.D., 2007

Larry L. Halcomb
Notary Public

My Commission Expires January 23, 2010

DCAL03W

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EXHIBIT "A"

Restrictions as shown by recorded map.

Easement(s) as shown by recorded map.

Agreement with Alabama Power Company recorded in Volume 21, page 393, in the Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Volume 21, page 392; Volume 348, page 49; Volume 348, page 875; Volume 348, page 822; Volume 348, page 837; Volume 1620, page 377; Volume 1891, page 262 and Volume 409, page 304, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Restrictions appearing of record in Misc. Volume 14, page 536 and amended by Misc. Volume 17, page 550 and Misc. Volume 34, page 549, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140, in the Probate Office of Shelby County, Alabama.

Sanitary Sewer Agreement as recorded in Misc. Volume 16, page 989, in the Probate Office of Shelby County, Alabama.

Shelby County, AL 01/18/2007
State of Alabama

Deed Tax:$20.50