

WARRANTY DEED
Joint Tenants with Right of Survivorship



20070316000119460 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/16/2007 10:50:32AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 03/16/2007
State of Alabama

Deed Tax: \$4.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Thirty Thousand and no/100's Dollars (\$330,000.00)** and other good and valuable consideration to the undersigned grantor,

BIG SKY BUILDERS, INC., a corporation

(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JERRY JONES and CLARA JONES

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

Lot 41, according to the Survey of Bent Creek Subdivision, Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

All of the consideration is paid by Purchase Money Mortgages filed 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 that 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said GRANTOR, by its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 7th day of March, 2007.

ATTEST:

BIG SKY BUILDERS, INC.


It's President

20070316000119460 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
03/16/2007 10:50:32AM FILED/CERT

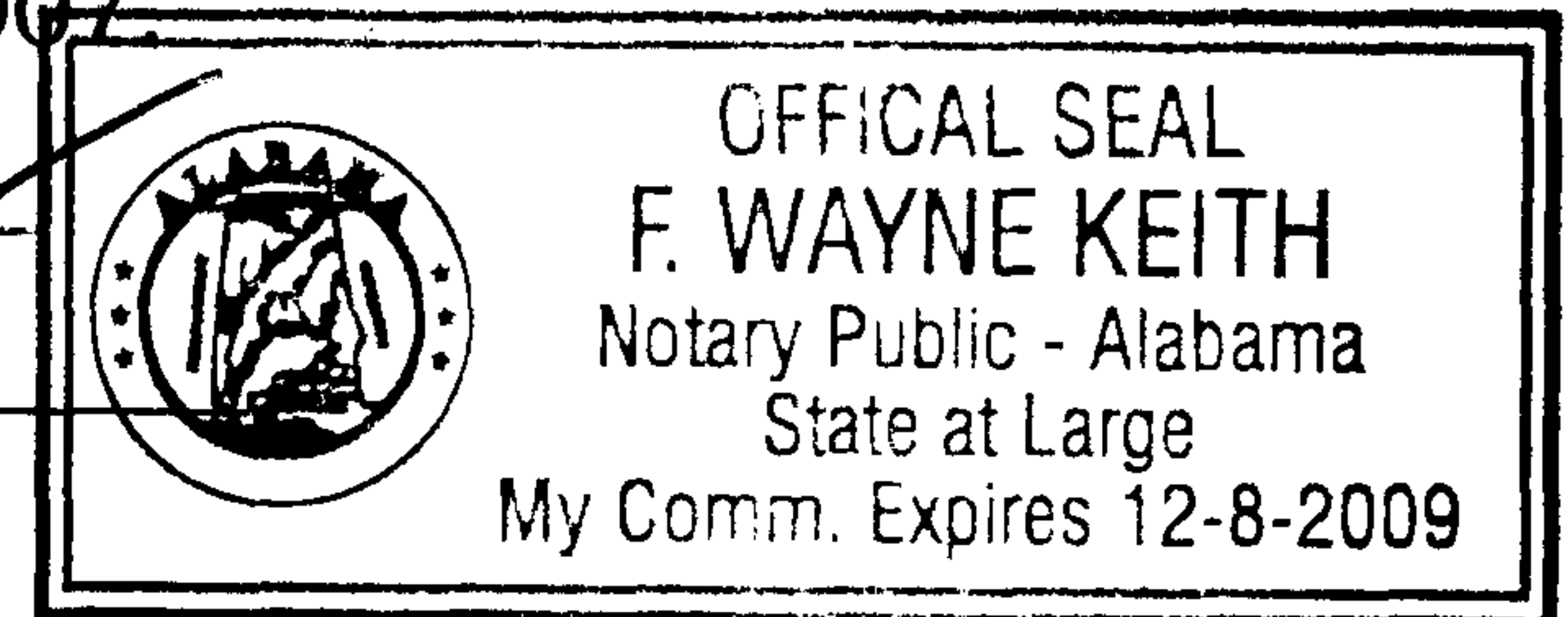
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jason Wallace, as President of Big Sky Builders, Inc., a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such officer and with full authority executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this the 7th day of March, 2007.



Notary Public



This instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Jerry Jones
412 Bent Creek Trace
Chelsea, Alabama 35043