

Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Carroll Jones and Carolyn Jones

P.O. Box 1501, Columbiana, AL
35051

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED TWENTY-TWO THOUSAND and NO/100 DOLLARS (\$122,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, REDEAL, LLC, an Alabama Limited Liability Company, by its Member, Tim Sullivan (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, CARROLL JONES and CAROLYN JONES (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

\$60,000.00 of the above-recited purchase price is being paid with a mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions, Exceptions, Rights-of-Way, Agreements, Mineral Rights, if any, and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 23rd day of January, 2009.



REDEAL, LLC
By its Member, Tim Sullivan

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that TIM SULLIVAN, whose name as Member of REDEAL, LLC, an Alabama Limited Liability Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of January, 2009.


NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

MALCOLM S. MCLEOD
Notary Public
STATE OF ALABAMA

Shelby County, AL 02/04/2009
State of Alabama

Deed Tax: \$62.00

Exhibit A, Legal Description

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, AND RUN SOUTH 45 DEGREES 10 MINUTES EAST FOR A DISTANCE OF 1702.66 FOOT TO A POINT, THENCE TURN AN ANGLE OF 27 DEGREES 29 MINUTES TO THE RIGHT AND PROCEED IN A SOUTHERLY DIRECTION ALONG BACK OF CURB FOR A DISTANCE OF 124.08 FEET TO A POINT, BEING THE POINT OF THE BEGINNING OF THE PROPERTY HEREIN DESCRIBED ; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG THE BACK OF CURB, FOR A DISTANCE OF 109.80 FEET TO A POINT; THENCE TURN AN ANGLE OF 92 DEGREES 17 MINUTES TO THE LEFT AND PROCEED IN AN EASTERLY DIRECTION FOR A DISTANCE OF 89.77 FEET TO A POINT; THENCE TURN AN ANGLE OF 89 DEGREES 44 MINUTES TO THE LEFT AND PROCEED IN A NORTHERLY DIRECTION FOR A DISTANCE OF 104.39 FEET TO A POINT; THENCE TURN AN ANGLE OF 86 DEGREES 46 MINUTES TO THE LEFT AND PROCEED IN A WESTERLY DIRECTION FOR A DISTANCE OF 86.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

TS



20090204000036560 2/2 \$76.00
Shelby Cnty Judge of Probate, AL
02/04/2009 01:44:47PM FILED/CERT