



20090429000157170 1/2 \$15.00
 Shelby Cnty Judge of Probate, AL
 04/29/2009 10:33:25 AM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
 P O Box 587
 Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Harvey L. Jones
P.O. Box 469
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTY THOUSAND FIVE HUNDRED THIRTY AND 30/100 (\$70,530.30)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BENNY J. LANSFORD and wife, RAMONA J. LANSFORD (herein referred to as grantor, whether one or more)** grant, bargain, sell and convey unto, **HARVEY LEE JONES and LINDA L. JONES, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2009 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of April, 2009.

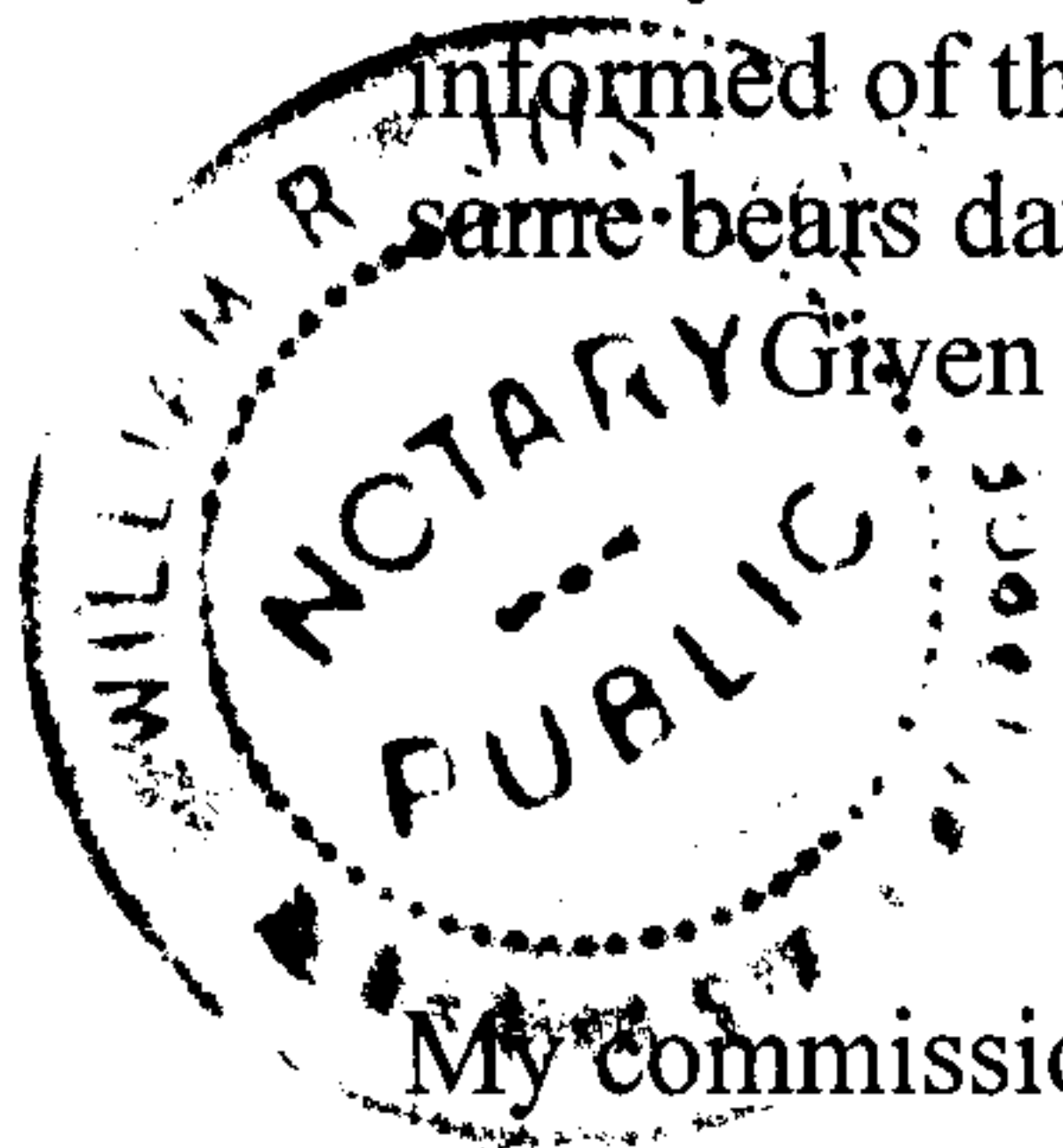
Benny J. Lansford
 Benny J. Lansford

Ramona J. Lansford
 Ramona J. Lansford

STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Benny J. Lansford and Ramona J. Lansford, 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 27th day of April, 2009



My commission expires: 9/12/11

William R. Jentur
 Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION


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A lot in Section 14, Township 24 North, Range 15 East, described as follows:

Commence at the Southwest corner of Section 14, Township 24 North, Range 15 East, thence run East along the South line of said Section a distance of 963.00; thence turn an angle of 88 degrees 58 minutes to the left and run a distance of 788.84 feet to the North right of way line of Shelby County Highway #71 and the point of beginning; thence continue in the same direction a distance of 530.13 feet to the North line of the Southwest Quarter of the Southwest quarter of Section 14, Township 24 North, Range 15 East, thence turn an angle of 91 degrees 02 minutes to the left and run West along the said North line a distance of 208.72 feet; thence turn an angle of 88 degrees 58 minutes to the left and run a distance of 275.83 feet; thence turn an angle of 82 degrees 16 minutes to the left and run a distance of 61.65 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 205.76 feet to the North right of way of Highway #71; thence turn an angle of 85 degrees 23 minutes 30 seconds to the left and run along said right of way line a distance of 179.43 feet to the point of beginning. Situated in the Southwest Quarter of the Southwest Quarter, Section 14, Township 24 North, Range 15 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.