

5,000.00
J V J
SEND TAX NOTICE TO:

J. V. Jones and Elsie Jones

86.5 Hwy 71

Shelby, Alabama 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

20090720000278260 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/20/2009 11:24:46 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

Shelby County, AL 07/20/2009

State of Alabama

Deed Tax : \$5.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Benny J. Lansford** and wife, **Ramona Lansford** (herein referred to as grantors) do grant, bargain, sell, and convey unto **J. V. Jones** and wife, **Elsie 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:

Commence at the SE corner of the SW 1/4 of SW 1/4 of Section 14, Township 24 North, range 15 East; thence run West along the South line of said 1/4 - 1/4 Section a distance of 363.00 feet; thence turn an angle of 91 deg. 02 min. to the right and run a distance of 1318.97 feet; thence turn an angle of 88 deg. 58 min. to the right and run a distance of 598.00 feet; thence turn an angle of 91 deg. 02 min. to the right and run a distance of 527.35 feet, to the point of beginning; thence continue in the same direction a distance of 210.0 feet to the North R.O.W. line of Shelby County Hwy. No. 71; thence turn an angle of 109 deg. 11 min. 57 sec. to the right and run along said R.O.W. line a distance of 210.00 feet; thence turn an angle of 70 deg. 48 min. 03 sec. to the right and run a distance of 210.00 feet; thence then an angle of 109 deg. 11 min. 57 sec. to the right and run a distance of 210.00 feet to the point of beginning. Situated in the SE 1/4 of SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 18th day of July, 2009.

Benny J. Lansford (SEAL)
Benny J. Lansford

Ramona Lansford (SEAL)
Ramona Lansford

STATE OF ALABAMA
SHELBY COUNTY



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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Benny J. Lansford** and wife, **Ramona 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 18th day of July, 2009.

Jan C Beane (SEAL)
Notary Public

*my Commission expires
November 26, 2009*