

State of Alabama)  
County of Shelby)

**Warranty Deed**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of ONE MILLION THIRTY THREE THOUSAND NINE HUNDRED EIGHTY SEVEN AND 50/100 **DOLLARS (\$1,033,987.50)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **JEFFREY LEE WASHINGTON**, a single person (Grantor) does grant, bargain, sell and convey unto **JOHNNY L. JONES and VICKIE M. JONES (Grantees)** as Joint Tenants with Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**THE PROPERTY CONVEYED BY THIS DEED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.**

**Subject to:**

**Ad Valorem Taxes due October 1, 2009.**

**Minerals and mining rights not owned by Grantor.**

**Right of Way to Alabama Power Company recorded in Deed Book 107, Page 285; Deed Book 133, Page 237; and Deed Book 248, Page 178.**

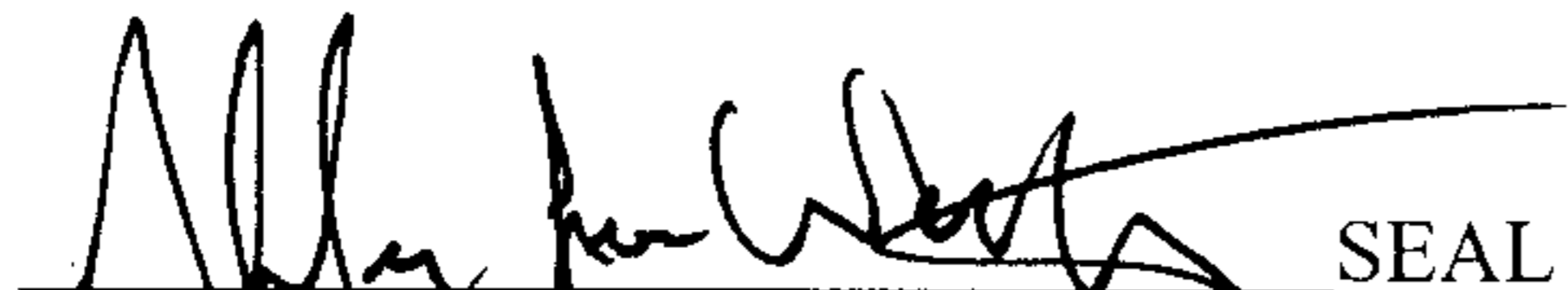
*\$700,000.00 of the consideration was paid from the proceeds of a Mortgage Loan.*

**JEFFERY LEE WASHINGTON is the surviving grantee of those certain deeds recorded in INST# 20060911000446960 and INST# 20060911000446990, AMY HOPE WASHINGTON the other grantee having passed away on MARCH 13, 2007.**

**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, the heirs and assigns of the grantees herein shall take as tenants in common.

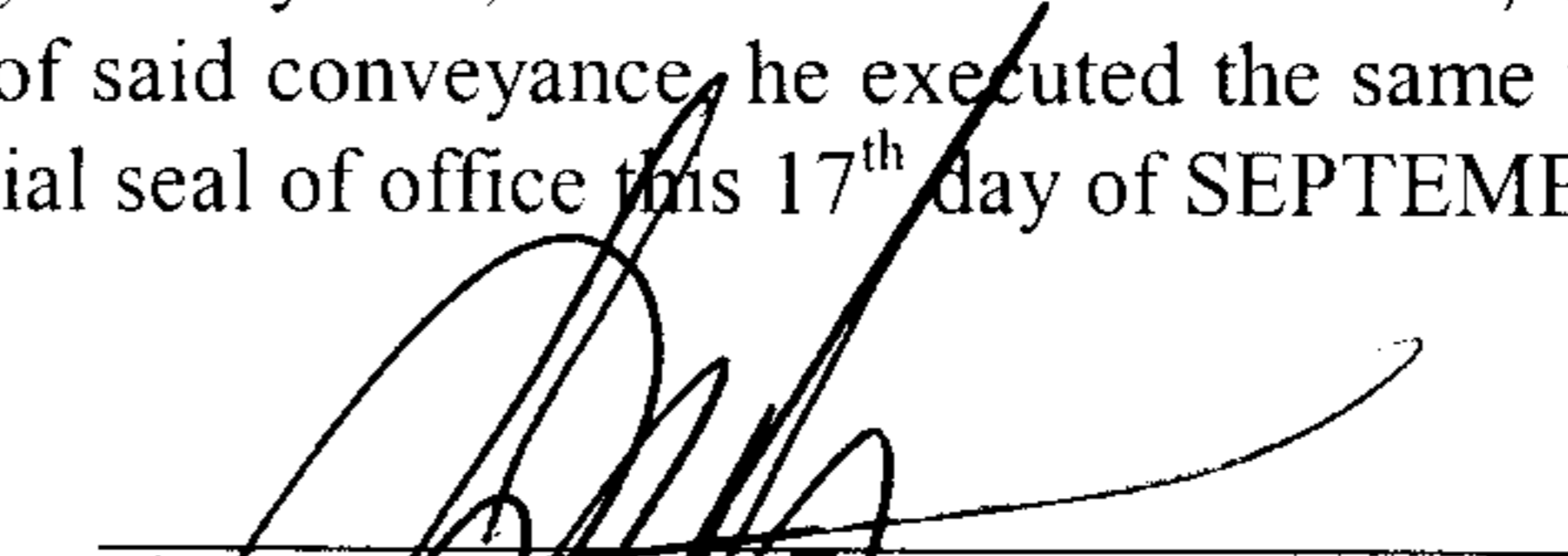
And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said **Grantor** has caused this conveyance to be executed this the 17<sup>th</sup> day of **SEPTEMBER, 2009**.

  
SEAL  
**JEFFREY LEE WASHINGTON**

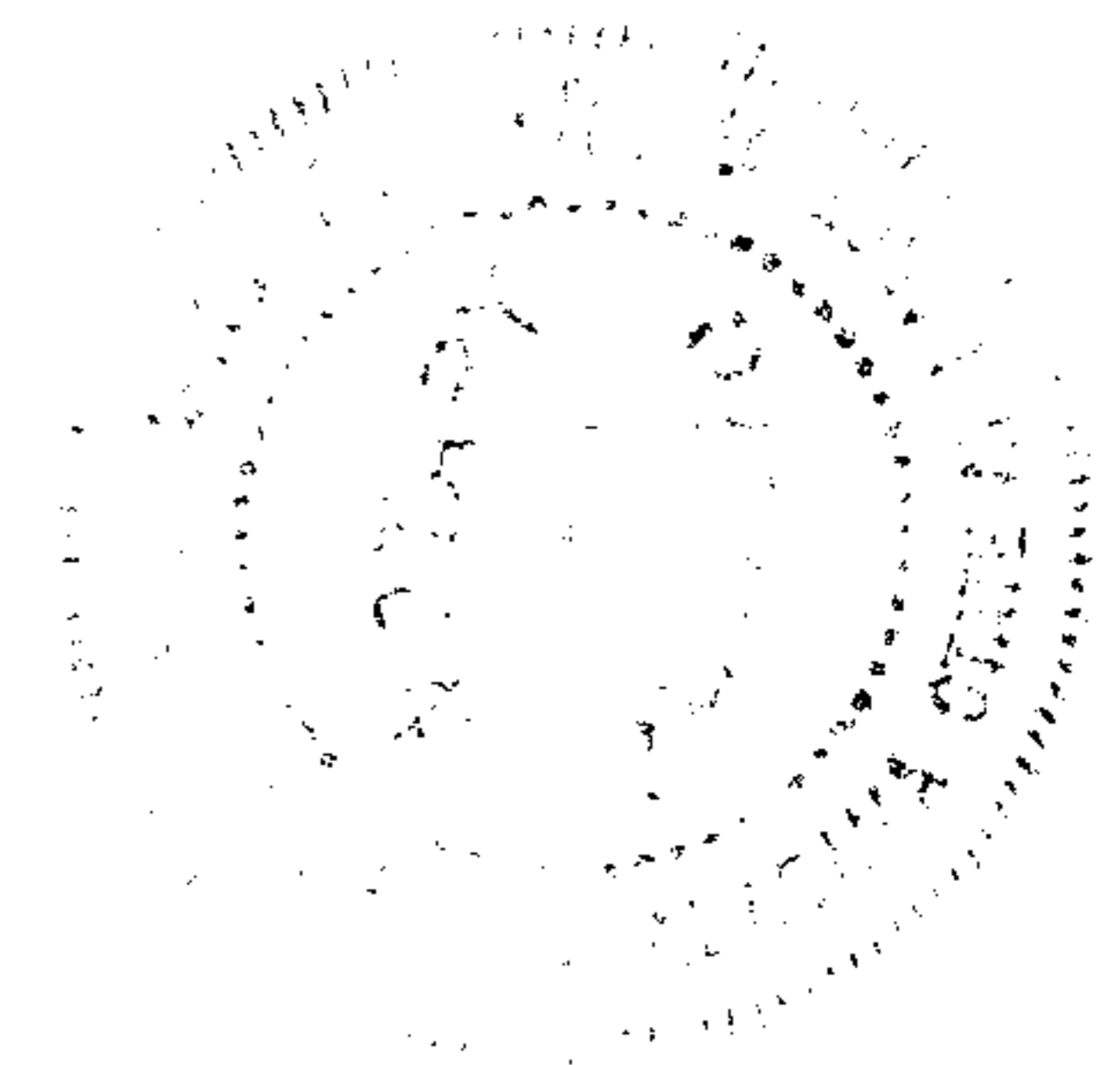
State of Alabama  
County of Jefferson


I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that **JEFFREY LEE WASHINGTON**, whose names 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 said conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal of office this 17<sup>th</sup> day of **SEPTEMBER, 2009**.

  
Notary Public  
Commission Expires: 11/09/10  
Send Tax Notice To:  
**JOHNNY L. JONES**  
**VICKIE M. JONES**

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, Al 35209  
205 879 3400  
File No 209336

#33-2-09-0-000-022.000  
#33-2-09-0-000-023.000  
#33-2-09-0-000-023.001  
#33-2-10-0-000-011.000  
#33-2-10-0-000-012.000



  
20090921000359330 1/2 \$348.00  
Shelby Cnty Judge of Probate, AL  
09/21/2009 11:30:34 AM FILED/CERT

Shelby County, AL 09/21/2009  
State of Alabama  
Deed Tax : \$334.00

**EXHIBIT "A"**

The following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast  $\frac{1}{4}$  of Section 9 and in the Southwest  $\frac{1}{4}$  of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama; described as follows:

Commence at the Southwest corner of said Section 10, thence run East along the South section line 304.36 feet to the point of beginning; thence continue last course 1015.90 feet; thence turn left 88 degrees 23 minutes 27 seconds and run North 1326.87 feet, thence turn right 00 degrees 09 minutes 09 seconds and continue North 414.31 feet; thence turn left 00 degrees 01 minutes 09 seconds and continue North 931.00 feet, thence turn left 126 degrees 09 minutes 00 seconds and run Southwest 1144.69 feet; thence turn right 19 degrees 22 minutes 25 seconds and continue Southwest 817.44 feet, thence turn left 45 degrees 26 minutes 44 seconds and run Southwest 89.44 feet, thence turn left 73 degrees 54 minutes 42 seconds and run Southeast 698.80 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 880.00 feet to a point on the Northeast Right-Of-Way of Shelby County Highway #47, thence turn left 90 degrees 00 minutes 00 seconds and run Southeast along said Right-Of-Way 75.89 feet, thence turn left 00 degrees 02 minutes 43 seconds and continue Southeast along said Right-Of-Way 580.87 feet, thence turn left 86 degrees 13 minutes 27 seconds and run Northeast 257.70 feet, thence turn right 94 degrees 42 minutes 19 seconds and run Southeast 375.87 feet to the point of beginning.

Situated in Shelby County, Alabama.

**WASHINGTON TO JONES**