

20091105000414540 1/2 \$184.00
Shelby Cnty Judge of Probate, AL
11/05/2009 01:44:59 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Richard W. Theibert, Attorney
Najjar Denaburg, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

Shelby County, AL 11/05/2009

State of Alabama

Deed Tax : \$170.00

Send Tax Notice to:

Matthew B. Jones

Jamie D. Jones

1093 Long Branch Parkway
Calea, AL 35040

STATE OF ALABAMA)

SHELBY COUNTY)

**STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

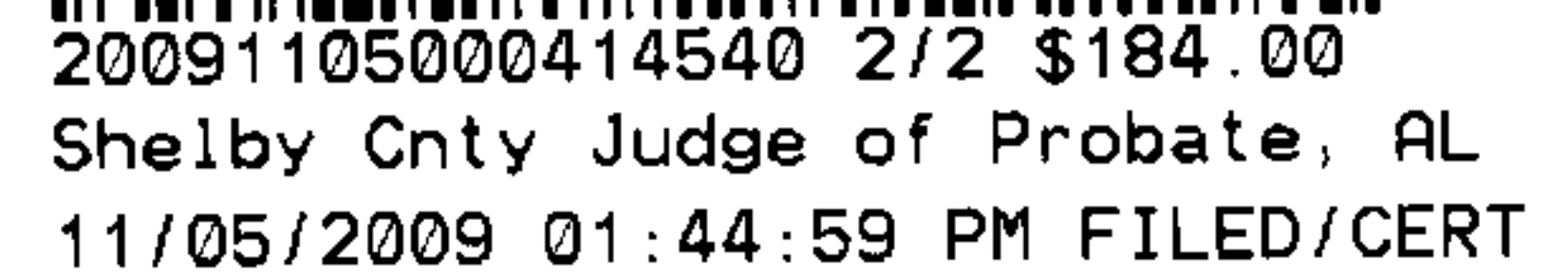
KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventy Thousand and No/100, (\$170,000.00) Dollars, in hand paid by the grantees herein, the receipt whereof is acknowledged, BancorpSouth Bank, a banking corporation, (herein referred to as "GRANTOR"), does grant, bargain, sell and convey unto Matthew B. Jones and Jamie D. 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:

Lot 152, according to the Survey of Long Branch Estates, Phase II, as recorded in Map Book 36, Page 93, in the Probate Office of Shelby County, Alabama.

Together with rights in and to that certain easement recorded in Instrument 20090618000233680.

SUBJECT TO:

1. Ad valorem taxes for the year, 2010, not yet due and payable.
2. Subject to the outstanding statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama and the United States of America by virtue of a foreclosure sale held on November 10, 2008. Said statutory right of redemption arises out of that certain foreclosure deed recorded in Instrument #20081113000438820 in the Office of the Judge of Probate of Shelby County, Alabama. Said rights to expire one (1) year from date of foreclosure, i.e. November 10, 2009.
3. Restrictions and Notes as shown by recorded map.
4. Building line(s) as shown by recorded map.
5. Easement(s) as shown by recorded map.
6. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
7. Mineral and mining rights and rights incident thereto recorded in Instrument 1997-9552, Instrument 2000-4450 and Instrument 2001-27341, in the Probate Office of Shelby County, Alabama.
8. Reservations and easement reserved in that certain deed executed by and between Timberlake Development, LLC and Long Branch, LLC, dated January 25, 2005 and recorded in Instrument 20050204000057100.
9. Easement to Alabama Power Company recorded in Instrument 20050801000385430, Instrument 20050801000387500, and Instrument 20060201000052790, in the Probate Office of Shelby County, Alabama.
10. Declaration of Protective Covenants as recorded in Instrument 20041222000697420 and 1st Supplement to



11. Easement and Agreement recorded in Instrument 20090618000233680 in the Probate Office of Shelby County, Alabama.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

BancorpSouth Bank

BY: Earl H. Tharp (SEAL)
ITS: Senior Vice President

STATE OF ALABAMA)
) CORPORATE ACKNOWLEDGMENT
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State hereby certify that David L. Williamson whose name as Senior Vice President and Earl H. Tharp whose name as Senior Vice President of BancorpSouth Bank, a banking corporation, 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 such conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of the said corporation.

Given under my hand and official seal this 30th day of October, 2009.

Greta Fuller Gubshall
 Notary Public
 My commission expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 7, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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