


WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
JEFFERSON COUNTY


20100218000048110 1/2 \$14.50
Shelby Cnty Judge of Probate, AL
02/18/2010 10:15:39 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred and no/100's Dollars (\$500.00)** to the undersigned grantors,



REYNOLDS M. JONES, SR. and wife, KATHERINE M. REYNOLDS

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

REYNOLDS M. JONES, JR. and JOHANNA JONES

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lot 1 according to the Map of Reynolds Jones Resurvey as recorded in Map Book 31, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama and which is more particularly described as:

Begin at the Southwest corner of Lot 2 of said Resurvey; thence in an Easterly direction along the South boundary of said Lot 2, which is also a boundary of said Lot 1 for 192.50 feet; said point being five (5) feet west of the Southeast corner of said Lot 2; thence turn an angle of 91° 03' 37" to the right in a Southerly direction 6.50 feet; thence turn an angle of 88° 56' 23" to the right in a Westerly direction along a line that is parallel to the South boundary of Lot 2 for 194.50 feet to intersection with a straight line projection with the West boundary of said Lot 2; thence turn an angle of 105° 33' 40" to the right in a Northeasterly direction along said projected line 6.75 feet to the point of beginning.

No title opinion is offered by the Preparer of this deed.

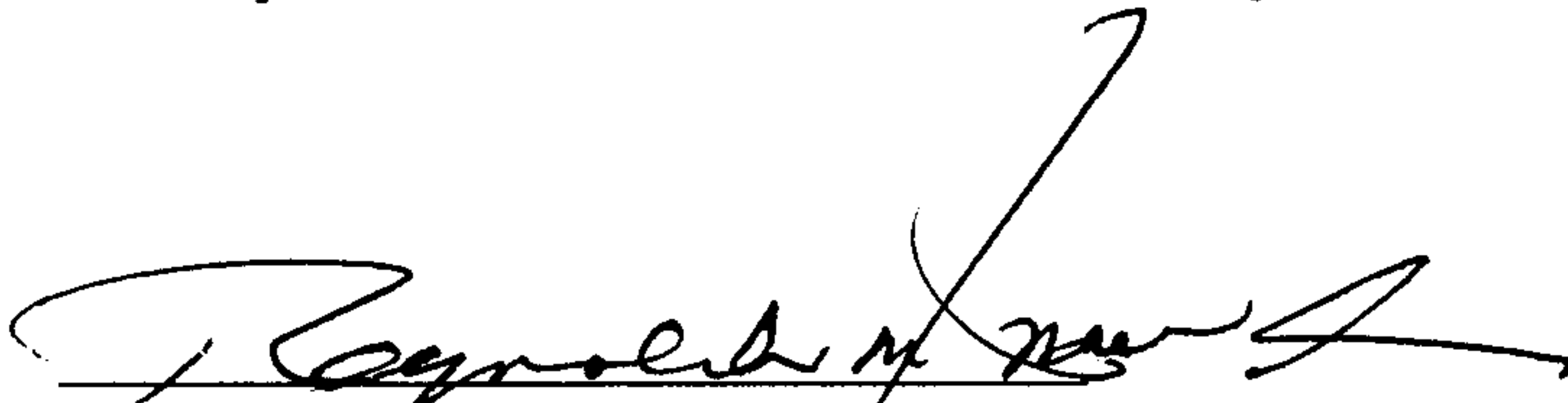
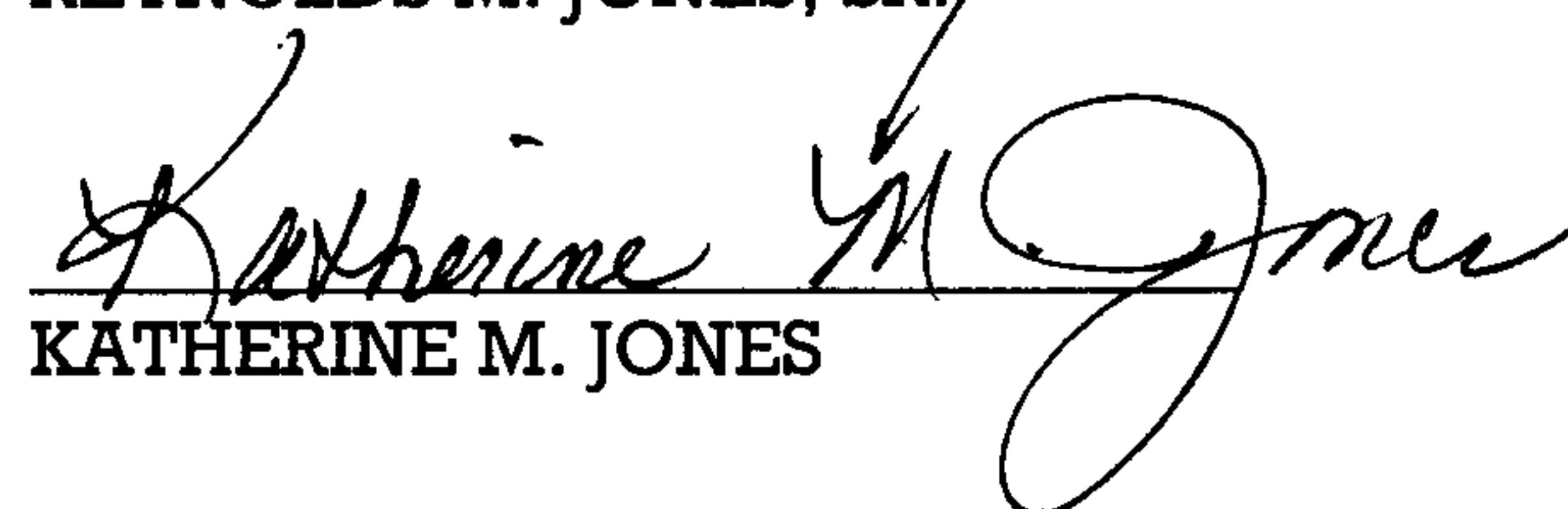
TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 my hand and seal, this the 16th day of February, 2010.

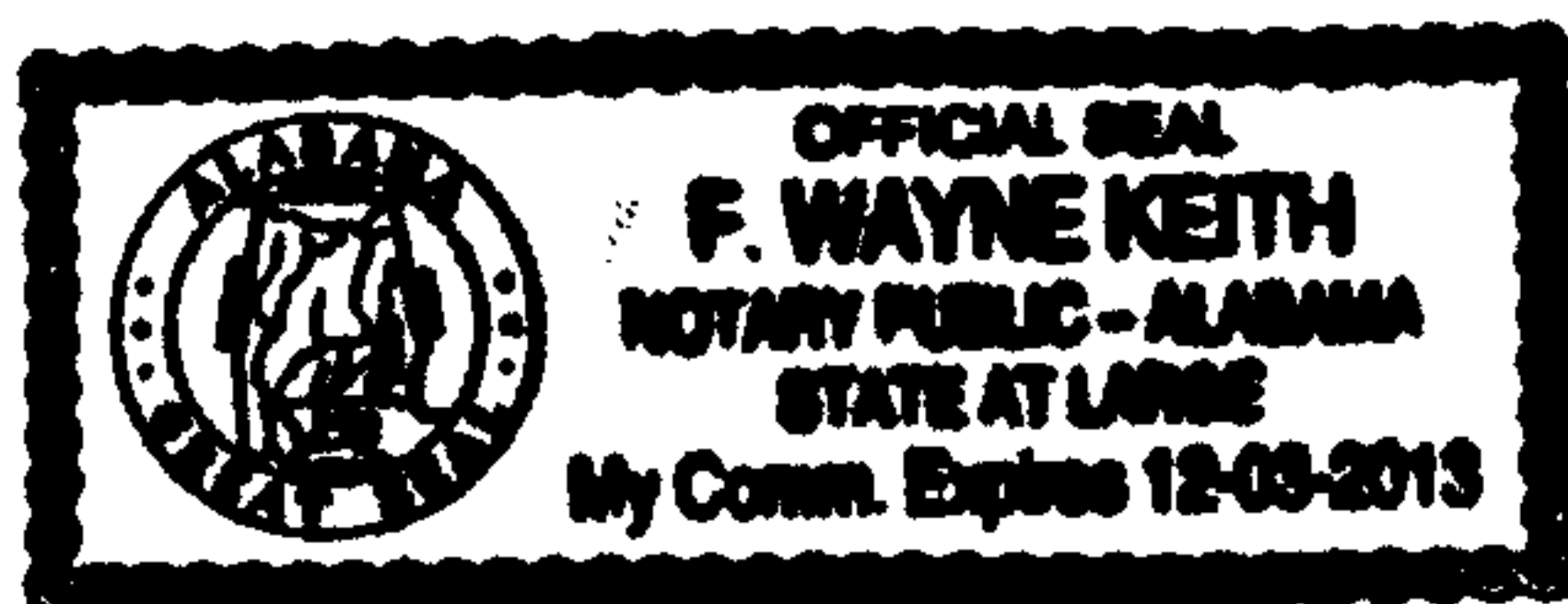
WITNESS:

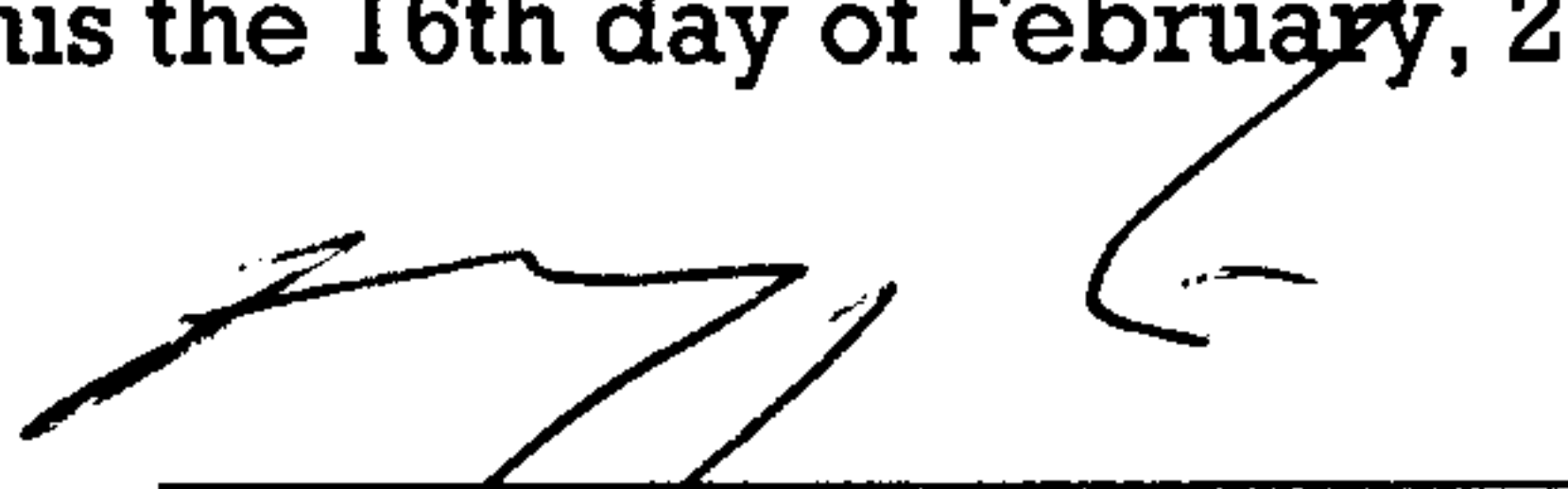

REYNOLDS M. JONES, SR.

KATHERINE M. JONES

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Reynolds M. Jones, Sr. and Katherine M. Jones, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, 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 seal this the 16th day of February, 2010.





Notary Public

THIS INSTRUMENT WAS PREPARED BY:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 150
Birmingham, Alabama 35244


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SEND TAX NOTICE TO:
Reynolds M. Jones, Jr.
781 Indian Trail Road
Indian Springs, Alabama 35124