


SEND TAX NOTICE TO:
**Jennifer Wilson Baker and Jaysen
R. Baker**
308 Pin Oak Drive
Chelsea, Alabama 35043

This instrument was prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219


20100625000201970 1/2 \$289.00
Shelby Cnty Judge of Probate, AL
06/25/2010 11:20:38 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Five Thousand dollars & no cents (\$275,000.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Gregory E. Jones and wife, Cheryl Smith Jones**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Jennifer Wilson Baker and husband, Jaysen R. Baker**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**LOT 305, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE
ESTATES, THIRD SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 114, IN
THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

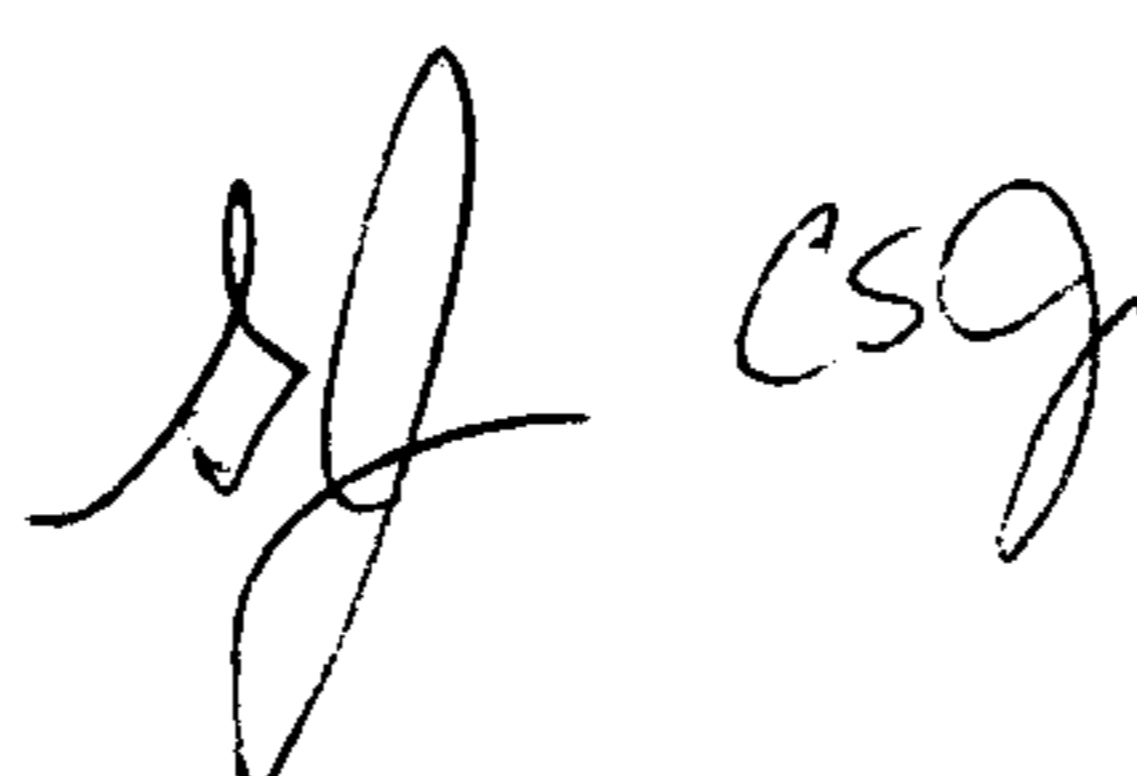
Subject to:

1. Real estate taxes for the year 2010 and subsequent years, not yet due and payable.
2. Municipal improvements assessments, fire district dues and homeowners' association fees against subject property, if any.
3. Any ownership interest in any oil, gas, and minerals or any rights in connection herewith, and said oil, gas, and mineral interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests.
4. Building lines, right of ways, easements, restrictions, reservations, limitations and conditions, if any, as recorded in Map Book 22, Page 114.
5. 10' easement side and rear as shown on recorded Map Book 22, Page 114.
6. Transmission Line Permit granted to Alabama Power Company as recorded in Deed Book 306, Page 398.
7. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 1997-20072 and Instrument 1997-23820 in the Probate Office of Shelby County, Alabama.
8. Location of Utility Box A shown by the survey of Carl Daniel Moore dated 6-2-98 as set out in Instrument 20040803000430470.

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.

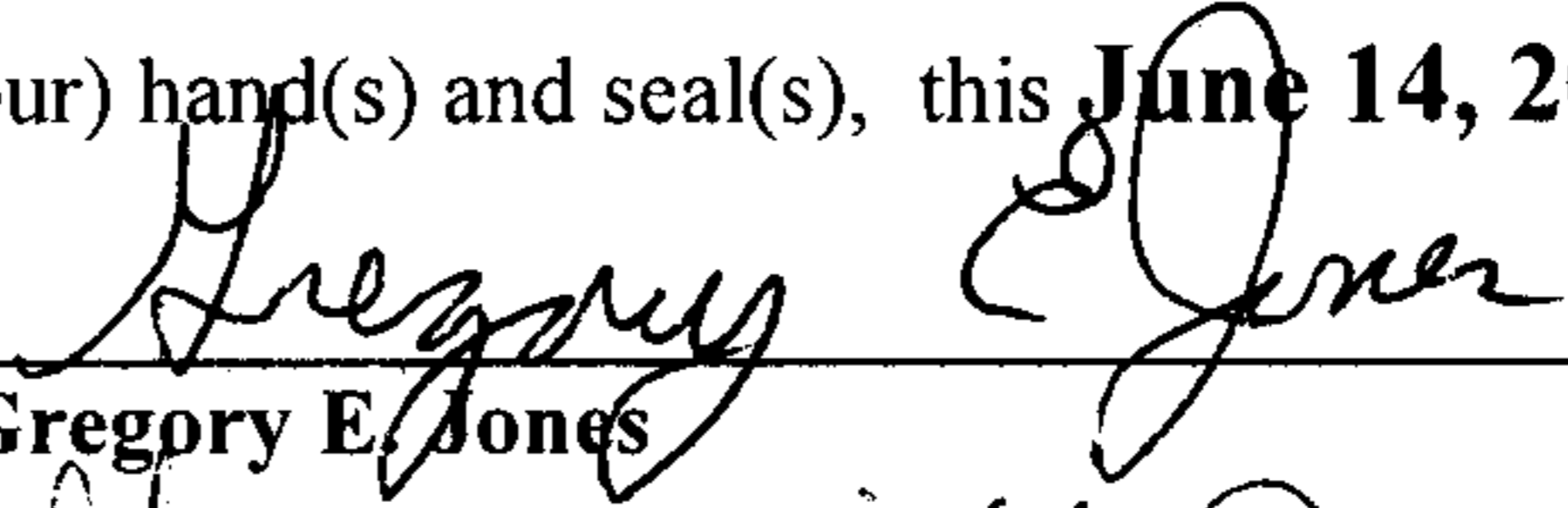
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) 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**, their heirs and assigns forever, against the lawful claims of all persons.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

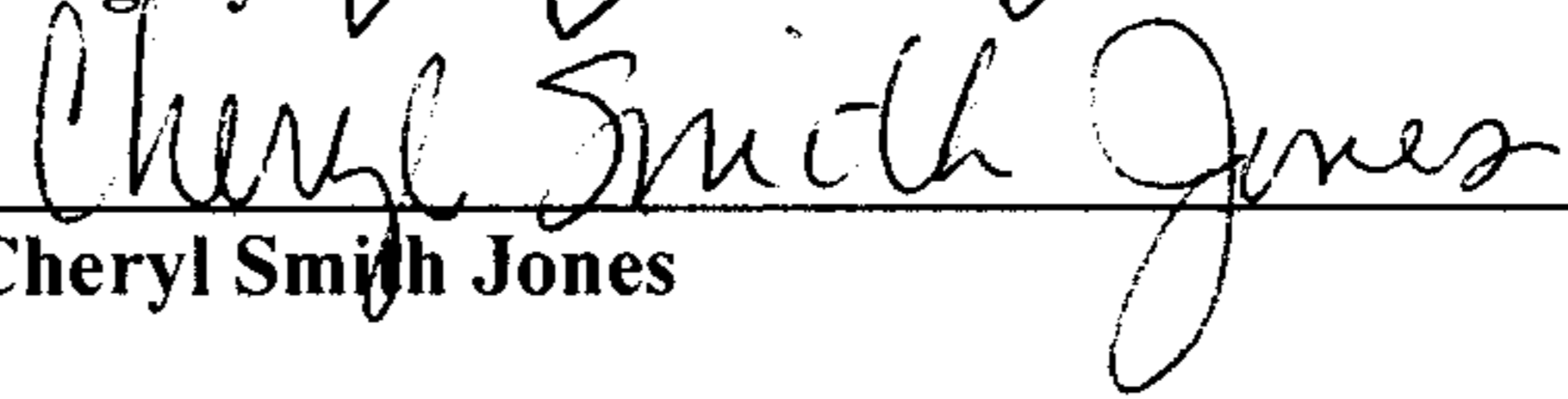


Shelby County, AL 06/25/2010
State of Alabama
Deed Tax : \$275.00

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **June 14, 2010**



Gregory E. Jones (Seal)



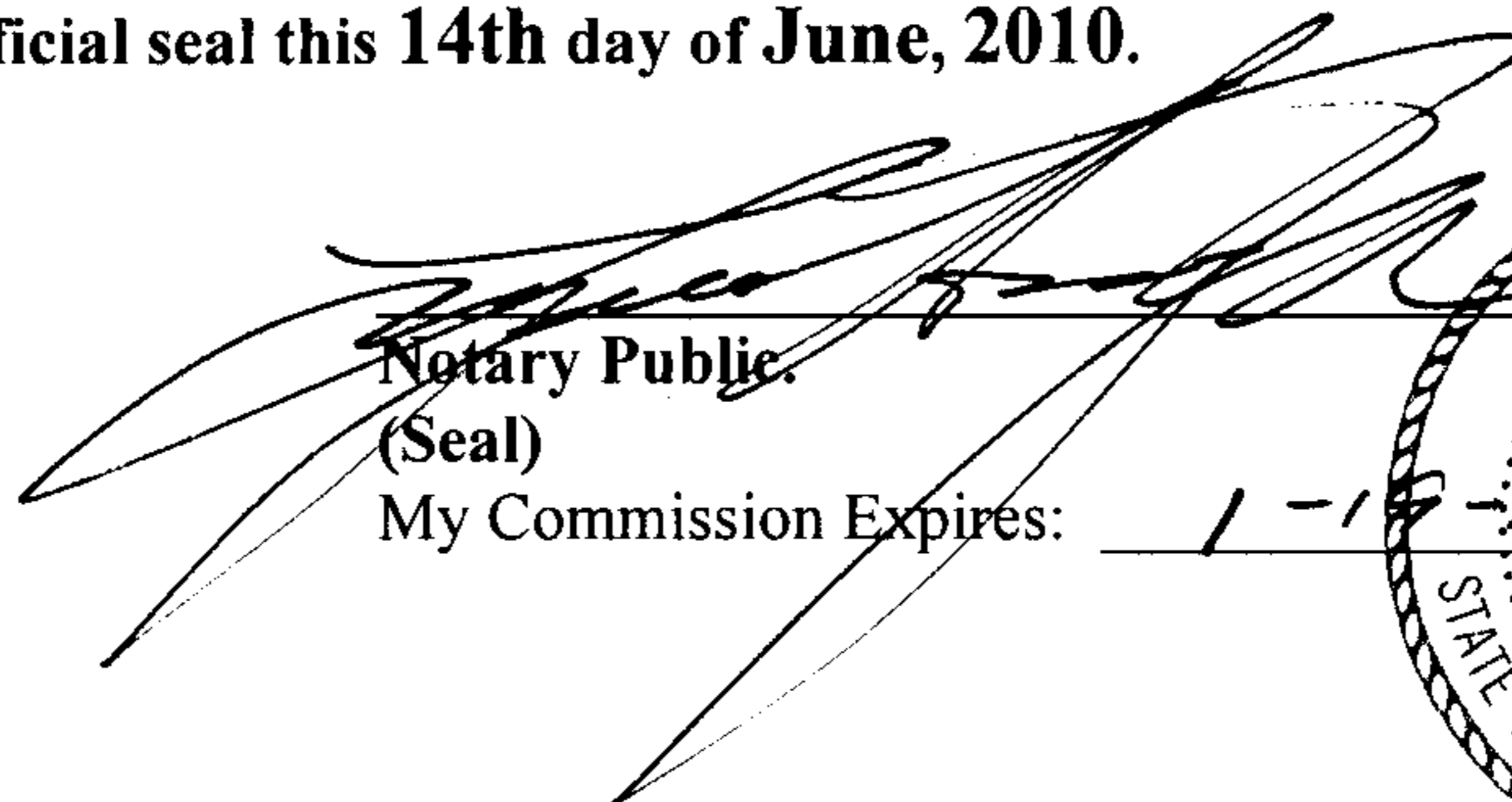
Cheryl Smith Jones (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

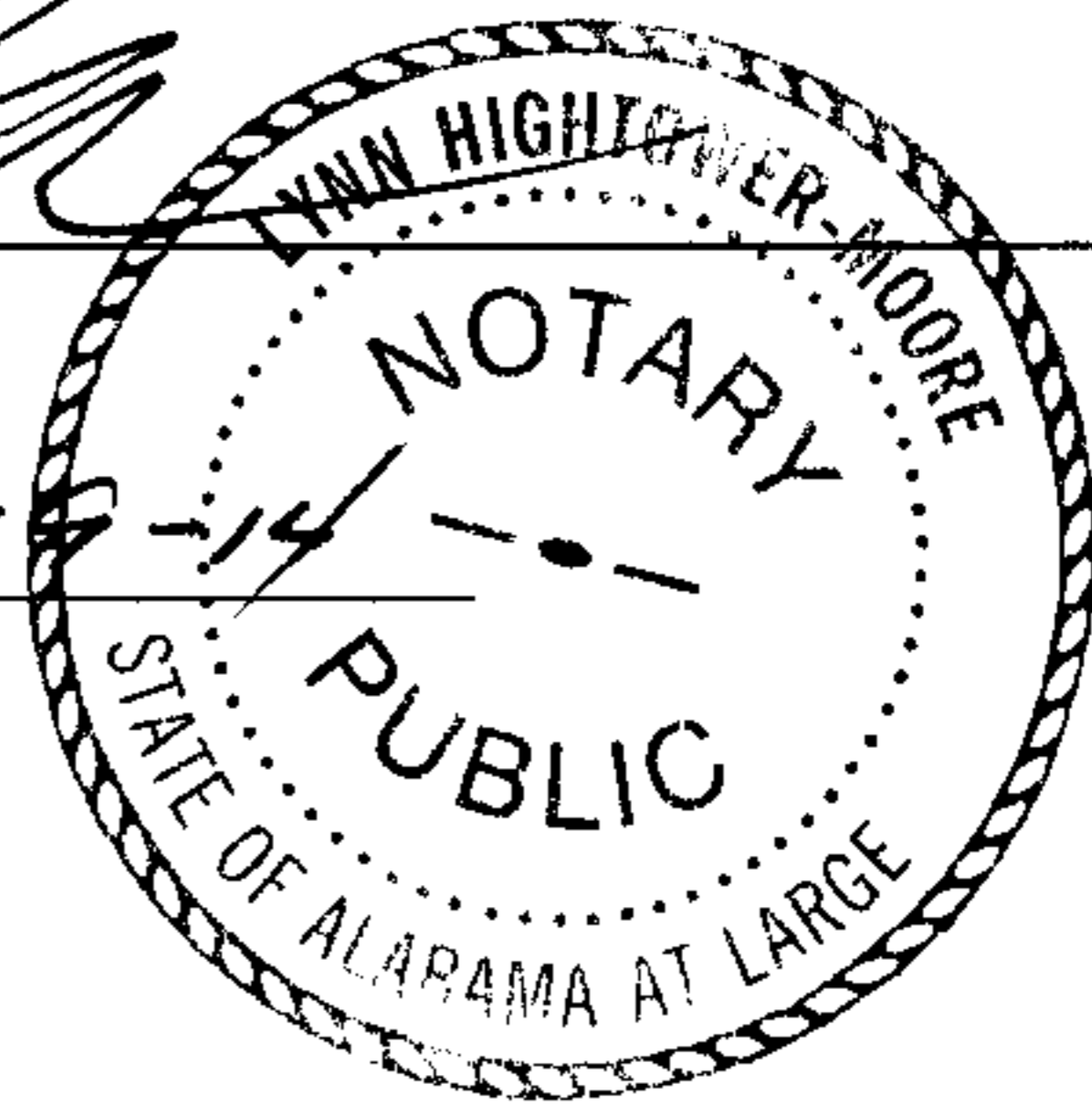
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory E. Jones and wife, Cheryl Smith Jones, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 **14th** day of **June, 2010**.



Notary Public.
(Seal)
My Commission Expires: 1-18-14



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