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Shelby Cnty Judge of Probate, AL
08/06/2010 01:14:16 PM FILED/CERT

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Zachary and Katie Lockhart
2101 Forest Lakes Lane
Sterrett, Alabama 35147

**STATE OF ALABAMA
COUNTY OF SHELBY**

) **WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Sixty Thousand and No/100ths (\$160,000.00) Dollars, and other good and valuable consideration paid to the undersigned **EILEEN W. JONES, a married woman**, (herein referred to as "Grantor"), in hand paid by **ZACHARY K. LOCKHART and KATIE LOCKHART, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantor's interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 116, according to the Survey of Forest Lakes Sector 2, Phase 1, as recorded in Map Book 29, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
2. Building setback lines as shown on the recorded map of said subdivision.
3. Permit to Alabama Power Company as recorded in Deed Book 139, Page 127; Deed Book 236, Page 829, Deed Book 126, Page 191, Deed Book 126, Page 323, and Deed Book 124, Page 519 in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of Way to Shelby County Recorded in Deed Book 228, Page 339, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Restrictions Recorded in Map Book 29, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Covenants, conditions, and restrictions (Provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as forth in Instrument Number 2002-17094 in the Office of the Judge of Probate of Shelby County, Alabama..



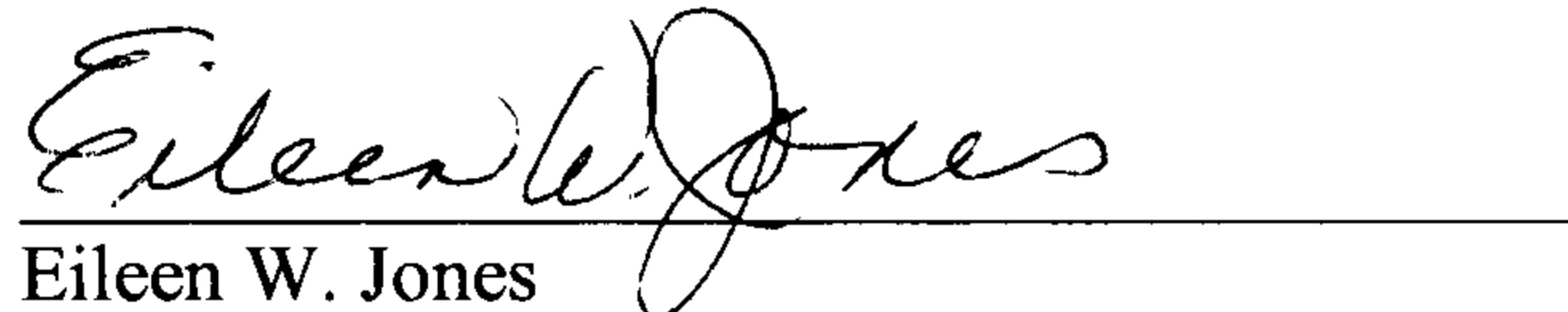
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TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTOR does for Grantor's and Grantor's heirs and assigns forever hereby covenant with GRANTEEs that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 30th day of July, 2010.



Eileen W. Jones

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Eileen W. Jones, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily, and with full authority, on the day the same bears date.

Given under my hand this the 30th day of July, 2010.



C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

(SEAL)