

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: William Kent Jones
PO Box 114
Westover, AL 35185

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



20110127000028400 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
01/27/2011 08:50:59 AM FILED/CERT

That in consideration of Seventy Thousand dollars and Zero cents (\$70,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marvin Glen Autry, Sr., a single man (herein referred to as grantors) do grant, bargain, sell and convey unto William Kent Jones and Brenda Lee 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$50,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

\$20,000.00 of the purchase price was paid from the proceeds of a seconds mortgage loan closed simultaneously herewith.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of January, 2011.

_____ (Seal)	<u>Marvin Glen Autry Sr</u> (Seal)
_____ (Seal)	Marvin Glen Autry, Sr.
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA

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General Acknowledgment

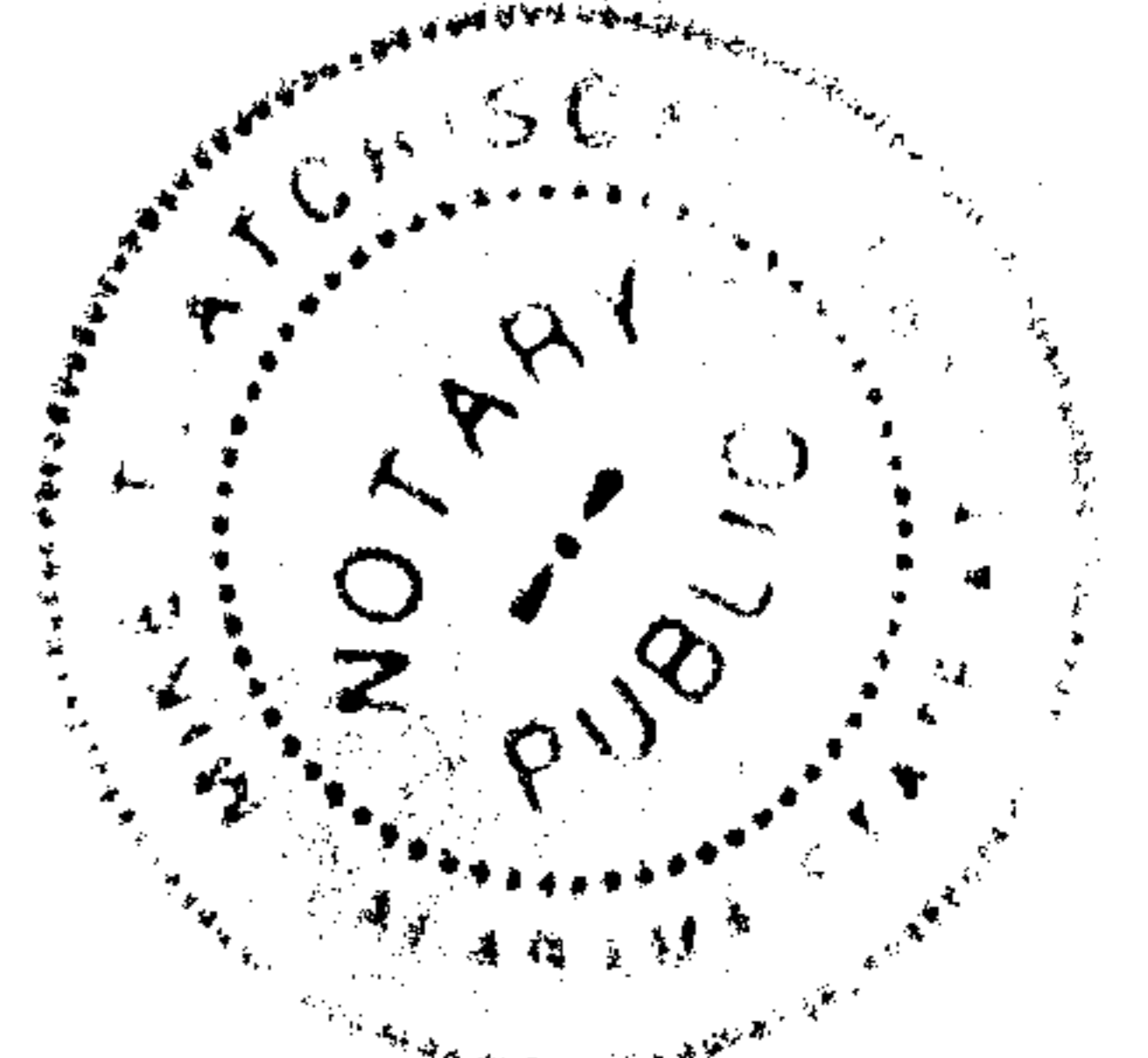
COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marvin Glen Autry, Sr. whose name 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 the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 2011.

Michael T. Atchison
Notary Public

My Commission Expires: 10-16-12



20110127000028400 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A

A part of the NW $\frac{1}{4}$ of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commencing at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 27, run South 1 degrees 15 minutes 43 seconds East along the West line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 27, a distance of 83.4 feet; thence run South 78 degrees 50 minutes 43 seconds East for 581.54 feet to the corner post of a wire fence; thence run along and with a wire fence North 39 degrees 58 minutes 11 seconds East for 246.1 feet, more or less, to a rock corner; thence run along and with said wire fence North 89 degrees 30 minutes East for 162 feet to the point of beginning; thence run along and with said wire fence North 89 degrees 30 minutes East for 151.4 feet; thence continue along and with said fence North 88 degrees 38 minutes 56 seconds East for 73.81 feet to the Westerly line of a 30-foot wide easement for access and utilities; thence run along and with said Westerly line of said easement North 2 degrees 21 minutes 28 seconds West for 297.58 feet; thence run South 89 degrees 46 minutes 58 seconds West along the North parcel boundary 212.94 feet; thence run due South for 299.59 feet to the point of beginning.

Situated in Shelby County, Alabama.