

This instrument was prepared by:
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Columbiana, AL 35051

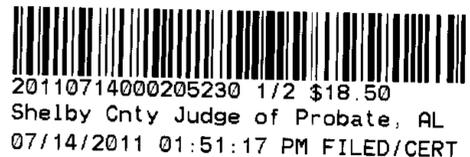
Send Tax Notice To: James K. Farmer
3241 Ridgelyn Rd
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Sixteen Thousand Five Hundred dollars and Zero cents (\$16,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Henry R. Jones, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto James K. Farmer and Wendy Farmer (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.

\$13,200.00 of the purchase price was paid from the proceeds of a 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 11th day of July, 2011.

_____ (Seal)

Henry R Jones
Henry R. Jones

(Seal)

_____ (Seal)

(Seal)

_____ (Seal)

(Seal)

_____ (Seal)

(Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY SHELBY

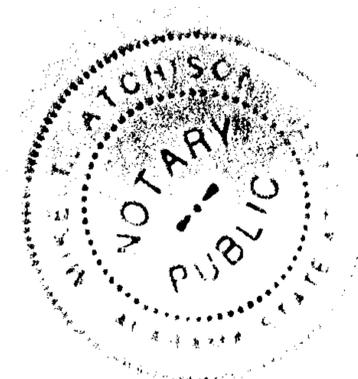
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Henry R. Jones whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of July, 2011.

Michael T. Atchison
Notary Public

My Commission Expires: 10-16-12

Shelby County, AL 07/14/2011
State of Alabama
Deed Tax: \$3.50





20110714000205230 2/2 \$18.50
Shelby Cnty Judge of Probate, AL
07/14/2011 01:51:17 PM FILED/CERT

EXHIBIT A

From the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 2, Township 24 North, Range 13 East, Shelby County, Alabama, run along the West $\frac{1}{4}$ - $\frac{1}{4}$ line South 01 degrees 01 minutes 30 seconds West 676.47 feet to the Beginning Point of the parcel of land here to be described; from said point, continue said course 164.38 feet to a point on the North margin of Ridgely Road; thence run along said road line North 76 degrees 38 minutes 43 seconds East 120.32 feet to the beginning of a curve concave right having a central angle of 10 degrees 37 minutes 58 seconds with a radius of 848.005 feet; thence run along the arc of said curve 157.37 feet to the end of said curve; thence continue along said road line North 87 degrees 16 minutes 41 seconds East 132.38 feet to the West right of way line of US. 31 Highway; thence run along said right of way line North 03 degrees 37 minutes 44 seconds East 80.0 feet; thence leaving said road, run North 86 degrees 00 minutes 00 seconds West 408.01 feet, back to the beginning point. Situated in Shelby County, Alabama.