

This instrument was prepared by

Send Tax Notice To: **Jason Bookout**

(Name) **Larry L. Halcomb, Attorney**  
**3512 Old Montgomery Highway, Suite 219**  
(Address) **Birmingham, AL 35209**

name  
**5172 Jameswood Lane**  
address  
**Birmingham, AL 35244**

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
**SHELBY** COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00)**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**Brian K. Jones and Wife, Elizabeth D. Jones**

(herein referred to as grantors) do grant, bargain, sell and convey unto

**Jason Bookout and Kimberly Bookout**

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

**Shelby** County, Alabama to-wit:

**Lot 17-A, according to the Survey of Jameswood, Second Sector, as recorded in Map Book 11, page 108, in the Probate Office of Shelby County, Alabama.**

**Minerals and mining rights excepted.**

**Subject to taxes for 2011.**

**Subject to items on attached Exhibit "A".**


**\$240,000.00 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.

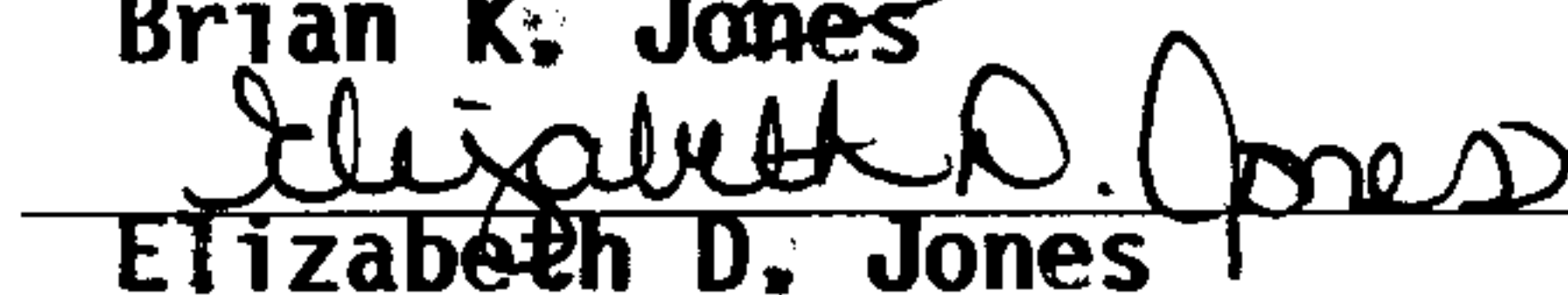
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, we have hereunto set our hand(s) and seal(s), this 25th  
day of August, 2011.

\_\_\_\_\_(Seal)

  
\_\_\_\_\_(Seal) **Brian K. Jones** (Seal)

\_\_\_\_\_(Seal)

  
\_\_\_\_\_(Seal) **Elizabeth D. Jones** (Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that  
Brian K. Jones and Wife, Elizabeth D. Jones  
whose name(s) are signed to the foregoing conveyance, and who are known to me, 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 25th day of August A.D., 2011

**My Commission Expires: 1/23/14**

  
**Larry L. Halcomb**

Notary Public

20110830000255440 2/2 \$75.00  
Shelby Cnty Judge of Probate, AL  
08/30/2011 10:16:38 AM FILED/CERT

**EXHIBIT "A"**

Restrictions, public utility easements, and building setback lines as shown on the Map of Jameswood, Second Sector, recorded in Map Book 11, page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

General Covenants, Restrictions and Easements as recorded in Deed Book 165, page 401, in the Probate Office of Shelby County, Alabama.

Agreement for underground residential distribution to Alabama Power Company as recorded in Deed Book 172, page 425, in the Probate Office of Shelby County, Alabama.

Restrictive covenants and grant of land easement to Alabama Power Company as recorded in Deed Book 172, page 429, in the Probate Office of Shelby County, Alabama.

Right-of-way to Alabama Power Company recorded in Deed Book 157, page 562, in the Office of the Judge of Probate of Shelby County, Alabama.

Sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may or hereafter exist or occur or cause damage to the Land.