

This instrument was prepared by:
Amy D. Adams
Balch & Bingham LLP
P. O. Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:
Kathy C. Jones
5611 Canongate Lane
Birmingham, Alabama 35242

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED – TENANTS IN COMMON

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on April 28, 2004, the real property described herein was conveyed by Warranty Deed by JAMES M. SPANN and wife KAREN O. SPANN to KATHRYN C. BROCK (aka: KATHRYN C. JONES).

WHEREAS, KATHRYN C. JONES, as Grantor, desires to convey unto Grantee, ANTHONY C. JONES, an undivided one-half (1/2) interest in the real property described herein, so that Grantor and Grantee each own an undivided 1/2 interest, as tenants in common.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, KATHRYN C. JONES, a married woman, grants, bargains, sells and conveys unto ANTHONY C. JONES, a married man, an undivided one-half (1/2) interest in and to the following described real estate, so that said property is owned by Grantor and Grantee as tenants in common, said property situated in Shelby County, Alabama, described as follows, to-wit:

Lot 20-A, according to the Resurvey of Lots 20, 22, 23, and 24 of the Amended Map of Greystone First Sector, Phase VII, as recorded in Map Book 19, Page 55, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the above described real property, **as tenants in common**, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said Grantee, her successors and assigns forever (collectively the "Property").

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

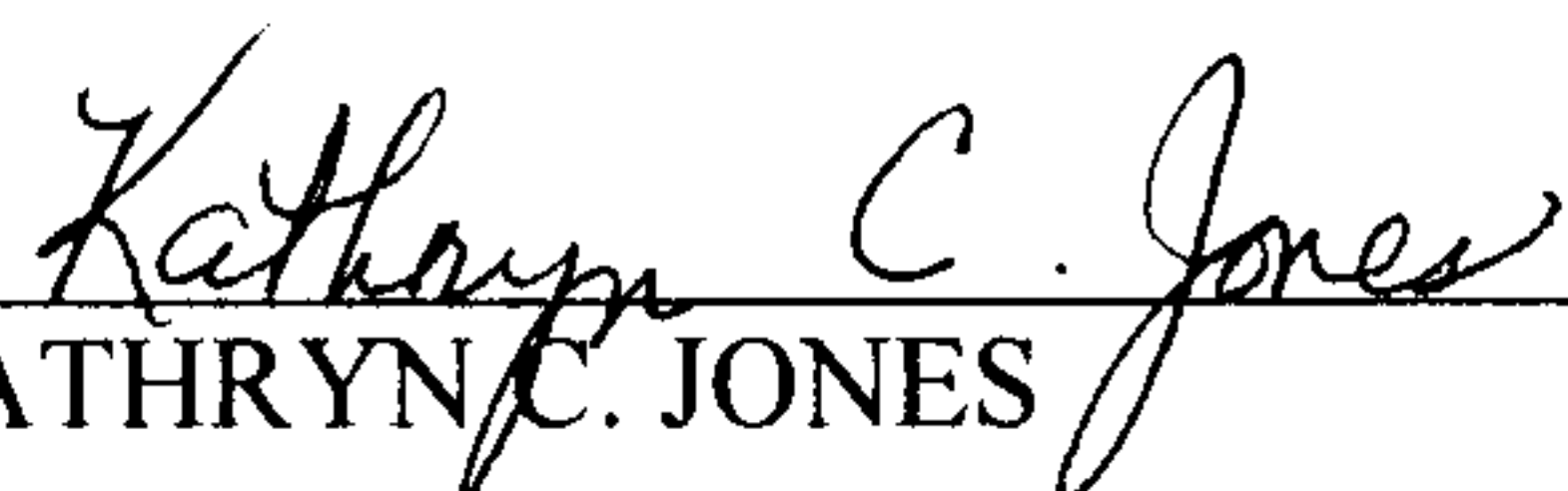
1. Taxes for the current year and later years.
2. All valid easements and restrictions of record, if any, which are not hereby reimposed.
3. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-ways, and other matters of record in the Probate Office of Shelby County, Alabama, together with

any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever.

GRANTOR intends by the execution of this conveyance to vest title in and to the Property in **KATHRYN C. JONES** and **ANTHONY C. JONES**, as tenants in common.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this the 12 day of OCTOBER, 2010.

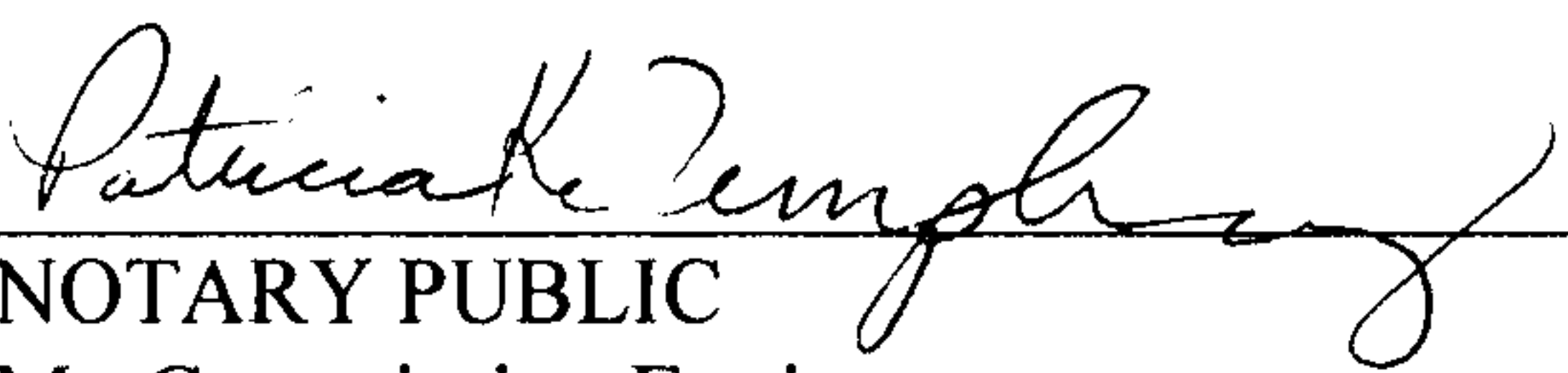

KATHRYN C. JONES

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said State, hereby certify that KATHRYN C. 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 said conveyance, she executed the same freely and voluntarily on the day the same bears date.

Given under my hand and official seal on the 12 day of OCTOBER, 2010.


NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES 2/16/2011



20110907000264660 2/2 \$482.50
Shelby Cnty Judge of Probate, AL
09/07/2011 01:23:03 PM FILED/CERT