

This Instrument Prepared By:
Foster D. Key, Attorney at Law
P.O. Box 360345
Birmingham, AL 35236

Send Tax Notice To:
Michael + Crystal Jones
3 Environs Pkwy
Helena, AL 35020

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that, in consideration of **\$756,275.00** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **VICKI WILKINS AND HUSBAND, ROGER WILKINS**, (herein referred to as "GRANTORS") do by these presents grant, bargain, sell and convey unto **MICHAEL R. JONES AND CRYSTAL S. JONES** (herein referred to as "GRANTEES") for and during their joint lives and upon the death of either of them, then to the survivor, in fee simple, the following described real estate situated in **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 3, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14 page 6, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

Also subject to 2012 ad valorem taxes which are a lien but not yet due and payable until October 1, 2012

~~\$679,500.00~~
~~\$751,275.00~~ of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said GRANTORS do, for themselves, their heirs and assigns, covenant with said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said GRANTEES, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have set their hands and seals this 24th day of February, 2012.

Vicki Wilkins
Vicki Wilkins

Roger Wilkins
Roger Wilkins

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Vicki Wilkins and Roger Wilkins**, whose names 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 seal this 24th day of February, 2012.

Bandy A. Brasher
Notary Public
My commission expires: 2/8/16

Shelby County, AL 03/13/2012
State of Alabama
Deed Tax: \$77.00