

20130125000034250 1/2 \$35.00  
Shelby Cnty Judge of Probate, AL  
01/25/2013 01:27:17 PM FILED/CERT

STATE OF ALABAMA     )  
                                  :  
COUNTY OF SHELBY    )

Shelby County, AL 01/25/2013  
State of Alabama  
Deed Tax: \$20.00

### SPECIAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENT:** That the undersigned, **LPP MORTGAGE LTD (the herein "Grantor")** with mailing address of **6000 Legacy Dr, Plano, TX 75024** for and in consideration of the sum of **TWENTY THOUSAND (\$20,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to it by **HARVEY JONES AND LINDA JONES (the herein "Grantee")**, with mailing address of **866 Highway 71, Shelby, AL 35143**, the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said **HARVEY JONES AND LINDA JONES FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** the following described real estate, located at **171 Highway 71, Shelby, AL 35143**, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

All that part of the West ½ of West ½ of the Southwest ¼ of Southeast ¼ of Section 15, Township 24 South, Range 15 East, lying North and Northeast of paced Columbians-Lay Lake Road, situated in Shelby County, Alabama.

Less and Except the South 156.48 of Caption Lands

**TO HAVE AND TO HOLD THE** above described real estate, together with all and singular the rights, tenements, hereditaments, appurtenances and improvements thereunto belonging, or in anywise appertaining, unto the said **HARVEY JONES AND LINDA JONES FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**. Said property being subject, however to ad valorem taxes due October 1, 2013; and further excepting any restrictions and easements pertaining to the above described property of record in the Probate Office of **SHELBY** County, Alabama.

This deed is executed without warranty or representation of any kind, express or implied, except that there are no liens or encumbrances outstanding against the property hereby conveyed which were created or suffered by the undersigned Grantor.

The undersigned Grantor does hereby attest, to the best of my knowledge and belief that the information contained in this document including the purchase price which can be verified by the contract, is true and accurate. The undersigned Grantor further understands that any false statements may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

IN WITNESS WHEREOF, **LPP MORTGAGE LTD**, has caused this instrument to be executed by its undersigned officer/authorized individual on this the 14th day of January, 2013.





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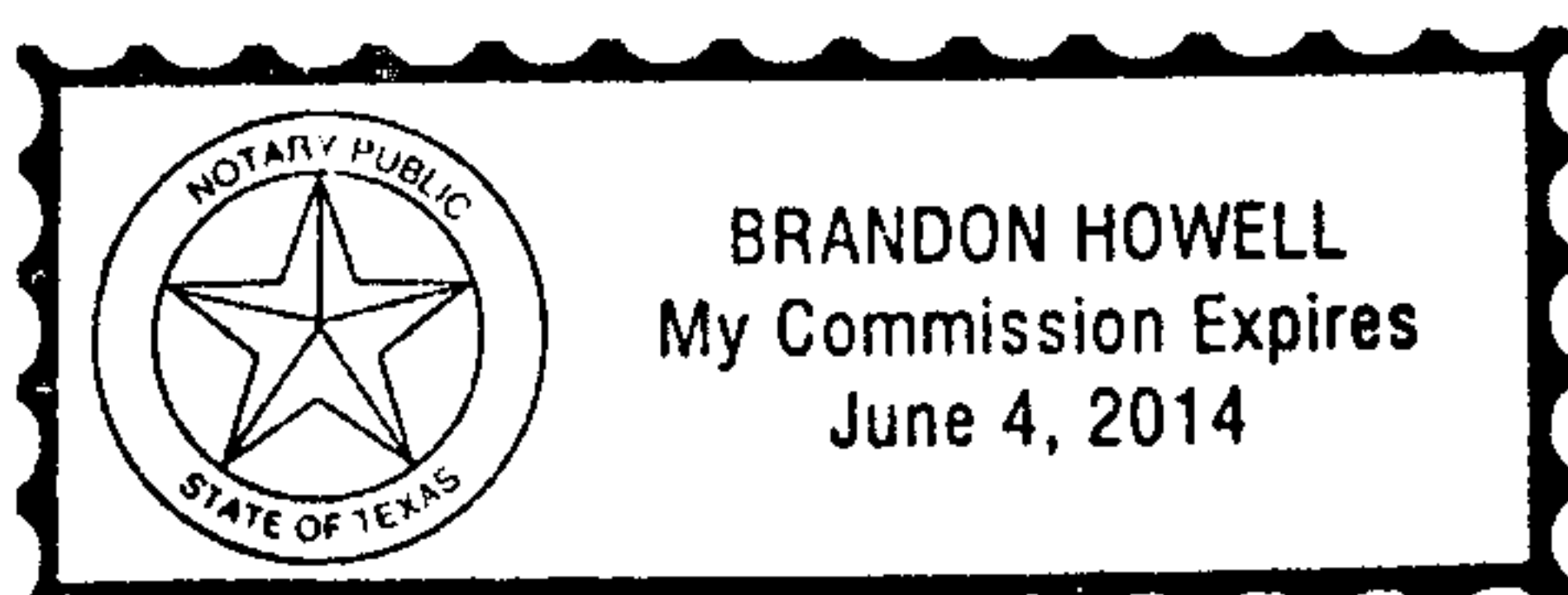
**LPP MORTGAGE LTD**

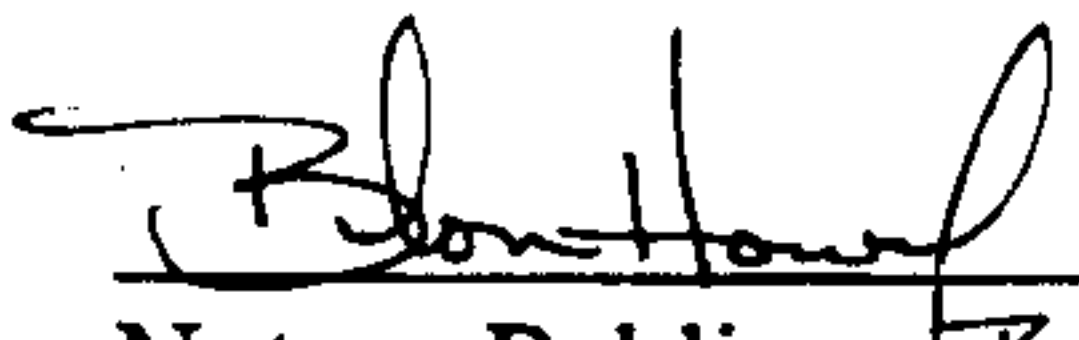
BY:  (SEAL)  
**Kent Twitchell, Attorney In Fact**

STATE OF Texas )  
COUNTY OF Collin )

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that, **LPP MORTGAGE LTD** by Kent Twitchell, is signed to the foregoing conveyance as Attorney-in-Fact and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he as such authorized individual and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and seal this the 14th day of January, 2013.



 (SEAL)  
Notary Public: Brandon Howell  
My Commission Expires: 6/4/14

This instrument was prepared by:  
**JAMES G. HARRISON**  
Harrison, Gammons & Rawlinson, PC  
2430 L&N Drive, Huntsville, AL 35801  
RE: 171 Hwy 71, Shelby, AL