

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

Jefry H. Jones

Paige W. Jones

The Law Offices of Jack R. Thompson, Jr., LLC
3500 Colonnade Pkwy, Ste 350
Birmingham, Alabama 35243

134 Dee Hendrix Rd.
Huntsville, AL 35893

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 03/04/2014
State of Alabama
Deed Tax: \$155.00

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of \$155,000.00, the amount which can be verified by the sales contract, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Joseph Lee Middlebrooks a single person and Terri D. Middlebrooks a single person whose address is 1203 Cahaba River Est. Hoover, AL 35244**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, **Jefry H. Jones and Paige W. Jones**, whose address _____, (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama the address of which is **1122 Cahaba River Estates, Hoover, AL 35244**, to wit:

Commence at the NW corner of Lot 16, According to the survey of Cahaba River Estates, as recorded in Map Book 3, Pages 32 and 33 in the Office of the Judge of Probate of Jefferson County, Alabama, and run in a south easterly direction along the western boundary of said Lot 16 for a distance of 955.16 feet to the south west corner of said Lot 16, being the point of beginning; thence run in a north westerly direction along the western boundary of said Lot 16 for a distance of 920.0 feet to a set Weygand rebar; thence turn an interior angle to the left of 57° 55' 52" and run in an easterly direction for a distance of 26.78 feet; thence turn an interior angle to the left of 188° 50' 32" and run in an easterly direction for a distance of 51.82 feet to a point; thence turn an interior angle to the left of 192° 39' 35" and run in an easterly direction for a distance of 50.95 feet to a point; thence turn an interior angle to the left of 193° 00' 41" and run in a north easterly direction for a distance of 65.77 feet to a point; thence turn an interior angle to the left of 197° 34' 39" and run in a north easterly direction for a distance of 16.62 feet to a point; thence turn an interior angle to the left of 70° 16' 10" and run in a south easterly direction for a distance of 152.26 feet to a point; thence turn an interior angle to the left of 192° 50' 00" and run in a south easterly direction for a distance of 107.36 feet to a point; thence turn an interior angle to the left of 198° 47' 00" and run in a south easterly direction for a distance of 152.23 feet to a point; thence turn and interior angle of 188° 00' 07" and run in a southeasterly direction for a distance of 23.00 feet to a point; thence turn an interior angle to the left of 129° 24' 40" and run in a southerly direction along the eastern boundary of said Lot 16 for a distance of 507.60 feet to a point; thence run in a westerly direction for a distance of 220 feet, more or less, to the point of beginning.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.


20140304000059140 1/2 \$172.00
Shelby Cnty Judge of Probate, AL
03/04/2014 02:10:46 PM FILED/CERT

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 22 day of November, 2013.

Joseph Lee Middlebrooks
Joseph Lee Middlebrooks

Terri D. Middlebrooks
Terri D. Middlebrooks

STATE OF ALABAMA

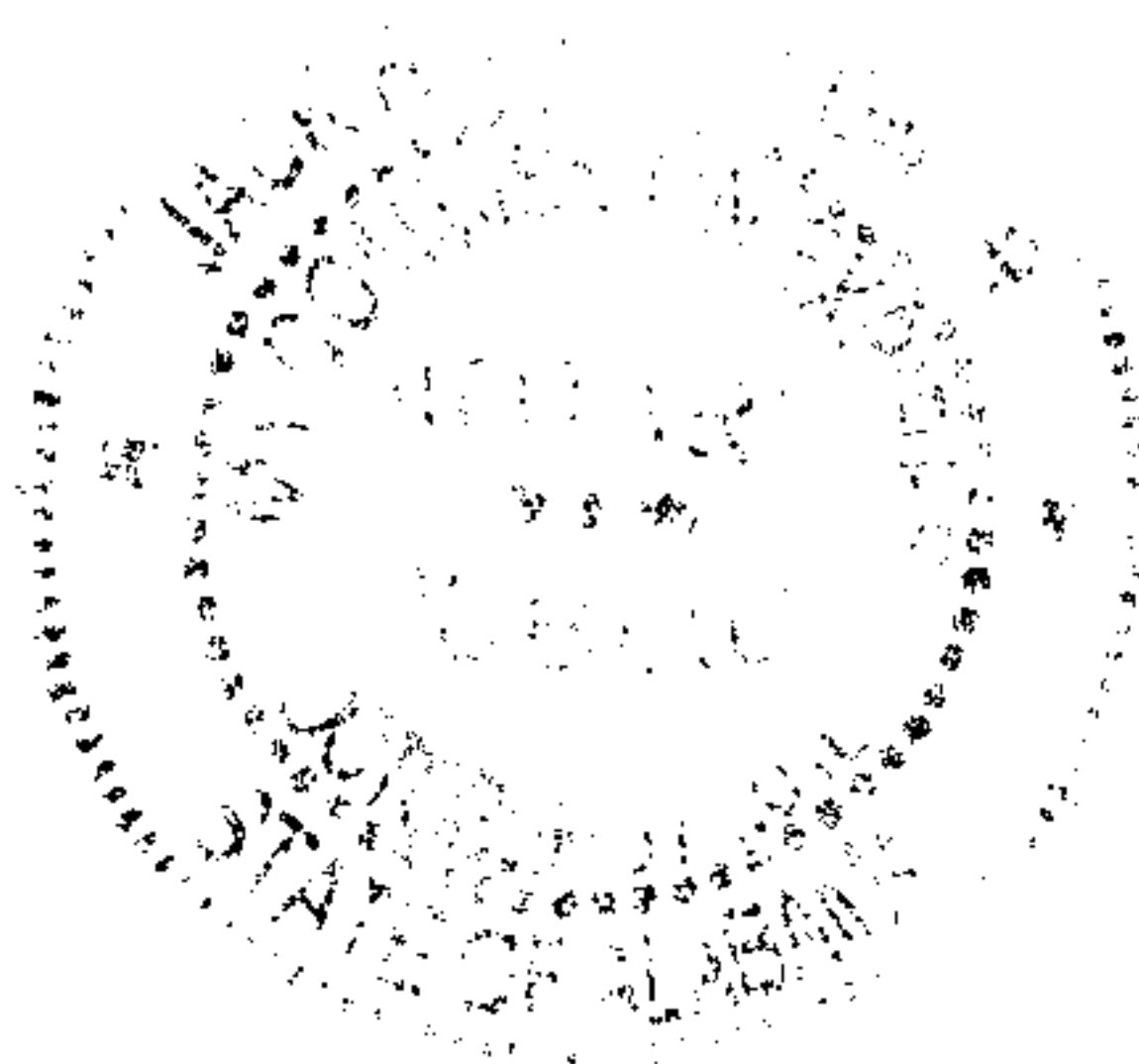
JEFFERSON County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Joseph Lee Middlebrooks and Terri D. Middlebrooks**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 22 day of November, 2013.

My Commission Expires: 10/31/2012

[Signature]
Notary Public




20140304000059140 2/2 \$172.00
Shelby Cnty Judge of Probate, AL
03/04/2014 02:10:46 PM FILED/CERT