

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Fred T. Jones, Jr.

NAME: BEN F. HAYLEY
P. O. BOX 1885
ADDRESS: 2737 Highland Avenue
Birmingham, Alabama 35201-1885

P. O. Box 6696
Birmingham, Alabama 35210

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty four thousand eight hundred fifty (\$34,850.00) Dollars,

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, Fred T. Jones, Jr.,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Frank L. LaPete, and Patricia S. LaPete, d/b/a FLL General Contractors

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 902, according to the survey of Riverchase Country Club, 16th
Addition Residential Subdivision, as recorded in Map Book 9, Page 58, in
the Office of the Judge of Probate of Shelby County, Alabama.

Subject to declaration of protective covenants, agreements, easements, charges,
and liens for Riverchase Residential, as recorded in Miscellaneous Book 14,
beginning at Page 536, in the Office of the Judge of Probate, and amended in
Miscellaneous Book 17, beginning at Page 550 in the Office of the Judge of
Probate of Shelby County, Alabama.

(This property is an unimproved lot, and is not the homestead of the grantor.)

BOOK 097 PAGE 565

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set my hands(s) and seal(s), this 20
day of October, 1986.

\$ 35.00 STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
RECORDING FEE 2.50
TOTAL 1.00 1986 OCT 29 AM 8:44 (Seal)
TOTAL 38.50 (Seal)
JUDGE OF PROBATE

(Seal)
FRED T. JONES, JR. (Seal)
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, Bobbe F. Searcy, a Notary Public in and for said County, in said State,
hereby certify that Fred T. Jones, Jr.
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 the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20 day of October, A.D., 1986.

FM 9 ATG-2

My Commission Expires 8-26-90

Mtg Out of the Co.