

Send Tax Notice To:  
James R. Moncus, Jr.  
1318 Alford Avenue, #102  
Birmingham, AL 35226

Inst # 1994-06977

This instrument was prepared by:  
Claude McCain Moncus, Esq.  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Ninety Thousand Dollars (\$190,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Toby Moncus Jones**, an unmarried person (herein referred to as Grantor) do grant, bargain, sell and convey unto **James R. Moncus, Jr.**, a married person and **Claude McCain Moncus**, a married person (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama to-wit:

an undivided 30% interest in the following described real estate

**SEE ATTACHED EXHIBIT "A"**

This property is not the Homestead of Grantor herein.

**TO HAVE AND TO HOLD** unto the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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**, the undersigned have hereto set their hands and seals this 3 day of March, 1994.

*Toby Moncus Jones*  
TOBY MONCUS JONES

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Toby Moncus Jones**, an unmarried person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of March, 1994.

*Rosemarie P. Starnard*  
Notary Public  
My Commission Expires: 10/19/97

Inst # 1994-06977  
03/03/1994-06977  
01:42 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 201.00

*Corley, Moncus*

LEGAL DESCRIPTION

33.911 Acres Located on Highway 119, Shelby County, AL described as follows:

A parcel of land situated in the Northwest 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 28, Township 19 South, Range 2 West, said corner being 3" capped iron; thence run Westerly along the North line of said 1/4 1/4 section line for 483.07 feet to a 3/4" Crimp Iron; thence 92 degrees 03'18" left and run Southerly for 88.00 feet to an old axle hub corner, said axle hub corner being the most Northerly corner of Indian Highlands Estates, as recorded in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama; thence 25 degrees 34'13" left and run Southeasterly along the East line of said Indian Highlands Estates for 2,214.76 feet, measure, 2,214.54 feet record, to a rebar iron at the Southeasterly corner of Lots 19 and 20 of said Indian Highlands Estates; thence continue Southeasterly along the last stated course for 595.38 feet to a 1/2" rebar with a Joseph A. Miller, Jr. CAP, Ala. Reg. No. 2875, said rebar being on the North right of way line of Alabama Highway 119; thence 97 degrees 03'09" left and run Northeasterly along said right of way line for 371.29 feet to a 1/2" rebar, said rebar being 376.45 feet (as measured along said right of way line) Southwest of the intersection of said North right of way line of Alabama Highway 119 and the East line of the Northwest 1/4 of said Section 28; thence 75 degrees 19'20" left and run Northwesterly along the West line of a survey dated June 26, 1981, by Donald L. Hadden, Reg. No. 9681, and along the East line of said property being described for 2,517.01 feet measure, 2,516.19 feet record, to a 1/2" rebar iron on the North line of said Northwest 1/4 of section 28; thence 70 degrees 04'59" measured, 70 degrees 04'30" record, left and run Westerly along said Section line for 271.03 feet to the point of beginning.

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**EXHIBIT A**

