

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244
(No title examination provided)

SEND TAX NOTICE TO:
Charlotte J. Martin
2205 Highway 35
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

\$75,000.00
KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Love and Affection and other good and valuable consideration, to the undersigned grantor, Ruby A. Jones, an unmarried widow, in hand paid by Charlotte J. Martin and Roger E. Jones, the receipt whereof is hereby acknowledged, the said Ruby A. Jones, an unmarried widow (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Charlotte J. Martin and Roger E. Jones (herein referred to as "Grantee"), as tenants in common, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 18; thence run in an Easterly direction along the South line of said 1/4-1/4 Section, 409.08 feet to a point; thence an angle left of 68 degrees 37 minutes and run in a Northeasterly direction, 151.52 feet to a point; thence an angle right of 74 degrees 44 minutes and run in a Northeasterly direction 41.31 feet to the Point of Beginning on the East line of Fungo Hollow Road (Co. Road No. 35); thence continue in direction of last described course, 216.63 feet; thence an angle left of 69 degrees 02 minutes and run in a Northeasterly direction, 135.42 feet to a point; thence an angle left of 91 degrees 21 minutes 35 seconds and run in a Northwesterly direction, 202.28 feet to a point on the East line of Fungo Hollow Road; thence an angle left of 85 degrees 38 minutes 25 seconds and run Southwesterly along said East line, 8.75 feet to a point; thence an angle left of 1 degree 06 minutes and continue Southwesterly along said East line 99.62 feet; thence an angle left of 4 degrees 01 minute and continue Southwesterly along said East line 99.90 feet to the Point of Beginning.

SUBJECT TO: (1) Current taxes; (2) Covenants, restrictions, conditions, limitations, rights of way and easements of record.

Ruby A. Jones is the surviving grantee in that certain deed recorded in Book 293, at Page 446, in the Office of the Judge of Probate of Shelby County, Alabama, Edward P. Jones having died on or about October 14, 1995, in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, their heir and assigns forever.

And said Grantor does for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that the

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SHELBY COUNTY JUDGE OF PROBATE

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premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and her heirs and assigns 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 has executed this conveyance on this the

18th day of December, 1995.

WITNESSES:

Lorine S. Cantrell

Ruby A. Jones
Ruby A. Jones

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruby A. Jones, an unmarried widow, 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 seal this 18th day of December, 1995.

Lorine S. Cantrell
Notary Public

My Commission Expires: _____

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