

This instrument was prepared by

(Name) John N. Ferree, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Al 35007

Form 1-1-67 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIX THOUSAND AND NO/100 DOLLARS (\$6,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ralph L. Jones & wife, Mary C. Jones

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kathleen Franklin

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

Lot No. 113 as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the Southerly right-of-way line of 1st Avenue and the Westerly right-of-way line of Fallon Avenue, said right-of-way lines as shown on the map of the Dedication of Streets and Easements, Town of Siluria, Alabama; thence North-westerly along said right-of-way line of 1st Avenue for 70.00 feet; thence 91 deg. 08 min. 30 sec. left and run Southwesterly for 104.51 feet; thence 89 deg. 53 min. 03 sec. right and run Northwesterly for 79.97 feet; thence 90 deg. 06 min. 49 sec. right and run Northeasterly for 106.27 feet to a point on the Southerly right-of-way line of 1st Avenue; thence 91 deg. 05 min. 38 sec. right and run Southeasterly along said right-of-way line of 1st Avenue for 80.00 feet to the point of beginning.

The purchase price above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
04/02/1979 12:00:00AM FILED/CERT

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

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~they~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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, WE have hereunto set OUR hands(s) and seal(s), this 29th day of March, 1979.

STATE OF ALABAMA, SHELBY CO.

(Seal)

MAR -2 AM 6:19

(Seal)

(Seal)

Ralph L. Jones

(Seal)

Mary C. Jones

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Jones & wife, Mary C. Jones, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, after informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March

John N. Ferree, Jr.

Attorney at Law

P. O. Box 1007

Alabaster, Al 35007

Notary Public