

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 2100 - 16th Avenue, South, Birmingham, AL 35205

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

19830117000006500 Pg 1/1 00
Shelby Cnty Judge of Probate, AL
01/17/1983 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY NINE THOUSAND NINE HUNDRED AND NO/100----- (\$59,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Maurice Jones and wife, Sharon M. W. Jones

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

David R. Combs

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

Lot 68, according to the Survey of Kingwood, First Addition, as recorded in Map Book 6, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$56,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 344 PAGE 654

ALABAMA COUNTY CLERK
SHELBY COUNTY
1983 JAN 17 AM 10:10
THOMAS P. SHAW
CLERK PROBATE

See Mtg. 426 pg. 528
Deed tax - 2.00
Rec. 1.50
Ind. 1.00
5.50

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, we have hereunto set our hands(s) and seal(s), this 13th day of January, 1983

(Seal)

Maurice Jones

(Seal)

(Seal)

Sharon M. W. Jones

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maurice Jones and wife, Sharon M. W. Jones whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being 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 13th day of January, A. D., 1983.

Notary Public

Notary Public

✓ Carley Moncus