

This instrument was prepared by

379

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 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 TWENTY-NINE THOUSAND, FIVE HUNDRED & NO/100 (\$29,500.00)

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

Richard B. Gaught and wife, Carla C. Gaught

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

Judy A. Jones

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

Lot 19, according to Triple Springs Subdivision, of Shelby County, Alabama, recorded in Map Book 5, page 34, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Restrictions appearing of record in Vol. 256, page 481 in the Probate Office of Shelby County, Alabama.

2. Easements and building line as shown on said recorded plat.

3. Rights of way granted to Alabama Power Company as recorded in Volume 143, page 368 and Volume 226, page 703 in the Probate Office of Shelby County, Alabama.

4. 40 foot set back line from Mooney Road as shown on said Map.

5. 15 foot utility easement over NE side of said lot as shown on said map.

6. Utility easements and road rights of way of record.

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 8th day of April, 19 83.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 APR -8 AM 9:57

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

Deed tax 29.50

Rec. 1.50

(Seal) Ind. 1.00

(Seal) 32.00

Richard B. Gaught (Seal)

Carla C. Gaught (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 Richard B. Gaught and wife, Carla C. Gaught whose name s 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 8th day of April, A. D., 19 83.

Lance Brunsell  
Notary Public.