

THIS INSTRUMENT PREPARED BY:

NAME: Frank K. Bynum
ADDRESS: 2100 Sixteenth Avenue South
Birmingham, AL 35205

1960 Send Tax Notice To:

Mary Ann Jones

#17 Monte Bello Lane

Montevallo, AL 35115

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

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

DAVID H. THREET and wife, CONNIE H. THREET

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

MARY ANN JONES

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

Lot 17, according to the Survey of Monte Bello, as recorded in Map Book 6, page 23, in the Probate Office of Shelby County, Alabama.

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

\$ 56,571.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 043 PAGE 667

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

1985 OCT -4 PM 1:55

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ 1.00
Deed Tax	
Mineral Tax	2.50
Recording Fee	1.00
Index Fee	4.50
TOTAL	\$ 9.00

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 GRANTEE, 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 GRANTEE, 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 30th day of September, 1985.

(Seal)

(Seal)

(Seal)

David H. Threet
Connie H. Threet

(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 David H. Threet and wife, Connie H. Threet, whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, A. D. 1985.