

Send Tax Notice To:

Southern Properties, an
Alabama General Partnership
200 JESTOVA PARKWAYSUITE 2300
BIRMINGHAM, ALA 35216

2449

This instrument was prepared by:

Claude McCain Moncus
2100 16th Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)

JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand and no/100 (\$100,000.00) Dollars to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Toby Lee Moncus Jones**, a single woman and **Gladys McCain Moncus**, a single woman, (herein referred to as Grantors) do grant, bargain, sell and convey unto Southern Properties, an Alabama Partnership (herein referred to as Grantee), the real estate described in Exhibit "A" attached hereto and made a part thereof, situated in Shelby County, Alabama.

\$80,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his, her or their heirs and assigns and successors forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, their heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals this 10th day of October, 1985.

Toby Lee Moncus Jones
Toby Lee Moncus Jones

Gladys McCain Moncus
Gladys McCain Moncus

Corley Moncus

BOOK 044 PAGE 828

STATE OF ALABAMA)

COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Tobye Lee Moncus Jones, a single woman, 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 official seal, this
27th day of ~~October~~, 1985.
September,



[Signature]
Notary Public

My commission expires 9-13-89

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gladys McCain Moncus, a single woman, 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 official seal, this
10th day of October, 1985.

BOOK 044 PAGE 829

Laura Lorraine Yawn
Notary Public

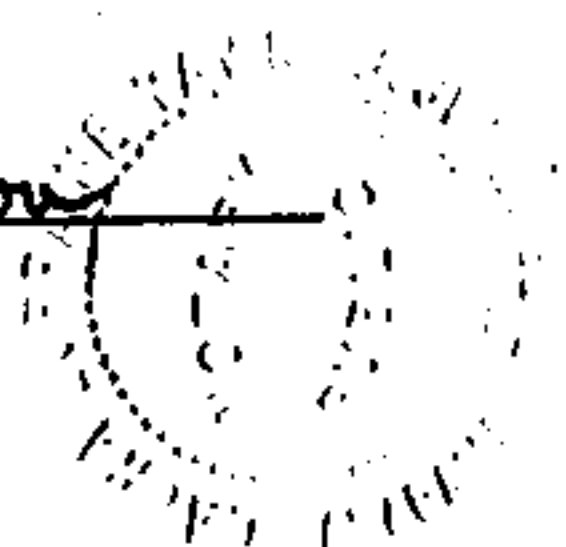


EXHIBIT A

That part of the SW 1/4 of Section 13, Township 20, Range 3 West, Shelby County, Alabama, particularly described as follows: Commence at the point of intersection of the North line of said SW 1/4 and the East line of Birmingham, Montgomery highway (also known as U.S. Highway #31) and run Southerly along the East line of said Highway 1340 feet to the point of beginning; thence Eastwardly and parallel with the said North line of said SW 1/4 a distance 315.5 feet, more or less, to the top of ridge; thence Southwesterly along the top of said ridge to a point of the North line of what is known as the Yeager property; thence Westerly and parallel to the North line of said SW 1/4 along the North line of said Yeager property 187.7 feet, more or less, to the East line of said highway at a point 1540 feet, more or less, South of the North line of said SW 1/4, measured along the East line of the said highway; thence Northerly along the East line of said highway to the point of beginning.

Subject to Easements, restrictions, and rights-of-way of record.

BOOK 044 PAGE 830

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

1985 OCT 15 AM 8:16

Thomas A. Shanks, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>20.00</u>
Mineral Tax		
Recording Fee		<u>7.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>28.50</u>