

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

84

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THREE THOUSAND & 00/100---- (\$83,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we James W. Bird and wife, Judy M. Bird (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Sarah B. Jones, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 53, according to the survey of Second Sector, Portsouth, as recorded in Map Book 6, page 37, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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


\$66,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


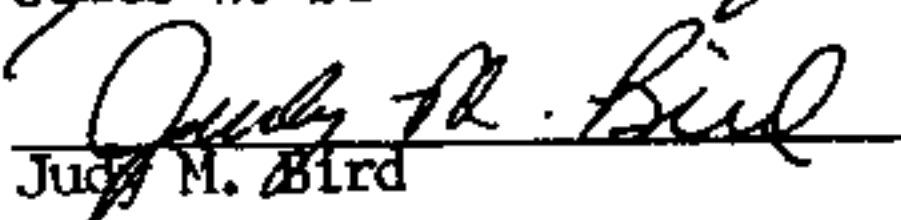
GRANTEES' ADDRESS: 1516 Yachtsman Street, Alabaster, Alabama 35007

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of December, 1987.

STATE OF ALA. SHELBY CO.   
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 JAN -4 PM 1:29

 (SEAL)  
James W. Bird  
 (SEAL)  
Judy M. Bird

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

  
JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that James W. Bird and wife, Judy M. Bird 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 31st day of December A.D., 1987

  
Notary Public

1. Deed fee	\$ 17.00
2. Not. fee	_____
3. Recording fee	2.50
4. Indexing fee	1.00
TOTAL	20.50

My Commission Expires March 10, 1991