

TITLE NOT EXAMINED

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 360187, Birmingham, Alabama 35236-0187

WARRANTY DEED-

STATE OF ALABAMA

SHELBY COUNTY

1231

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY FIVE THOUSAND AND NO/100TH (\$25,000.00) DOLLARS

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

Charles Delane Ponder and wife, Nettie Ponder

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

Charles Delane Ponder and Janney Homes, Inc., as Joint Tenants in Common

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

Lot 23, according to the survey of Linwood Estates, as recorded in Map Book 11, Page 45, 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.

BOOK 214 PAGE 391

| | | |
|-----------------|----|------|
| 1. Notary Fee | \$ | — |
| 2. State Fee | | — |
| 3. Copy Fee | | 2.50 |
| 4. Printing Fee | | 1.00 |
| TOTAL | | 3.50 |

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 10th day of November, 19 88.

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

88 NOV 18 PM 12:42

James A. Shouder, Jr.
JUDGE OF PROBATE

Charles Delane Ponder
CHARLES DELANE PONDER

Nettie M. Ponder
NETTIE PONDER

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that CHARLES DELANE PONDER AND WIFE, NETTIE PONDER 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 10TH day of NOVEMBER, A. D., 19 88.

[Signature]

Notary Public

Carah Little