

Value - \$ 3,900

Send Tax Notice to:

REBECCA ANN HARRIS
1505 Simmsville Road
Alabaster, Alabama 35007

This instrument was prepared by
Candace L. Hemphill, Esquire
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 (\$10.00) and other good and valuable considerations to the undersigned TERESA CHRISTINE JONES (herein referred to as "Grantor"), in hand paid by REBECCA ANN HARRIS (herein referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to Survey of Deer Springs Estates, 2nd Sector, as recorded in Map Book 5, Page 85, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. 1992 ad valorem taxes, a lien but not yet due and payable.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

And the Grantor does, for herself and her heirs, executors and administrators, covenant with the said Grantee that Grantor is lawfully seized of said premises in fee simple; that it is free from all encumbrances except as hereinabove stated; that Grantor has a good right to sell and convey the same as aforesaid; ~~and that Grantor will~~ ^{Inst. # 1992-25014} and her

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heirs, executors and administrators shall warrant and defend the same unto the said Grantee, and Grantee's heirs, executors and assigns forever, against the lawful claims of any and all persons.

TO HAVE AND TO HOLD to the said Grantee, and to her heirs, executors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, this the 19 day of October, 1992.

Teresa Christine Jones (SEAL)
Teresa Christine Jones

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that TERESA CHRISTINE JONES, 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 said instrument, she executed the same voluntarily on the day the same bears date.

October Given under my hand this 19th day of October, 1992.

Blenda Diane Newell
Notary Public
My Commission Expires: 2/24/93

Ref: /2910570

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