

Send Tax Notice To: Anthony C. Jones
818 Maplewood Trail
Montevallo, Alabama 35115

STATE OF ALABAMA)
SHELBY COUNTY)

CORPORATION FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of NINETEEN THOUSAND FIVE HUNDRED AND 00/100 (\$ 19,500.00) DOLLARS, to the undersigned Grantor, FALLICO, INC., a corporation, herein referred to as GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto ANTHONY C. JONES, herein referred to as GRANTEE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 21, according to the Map and Survey of Falliston, Sector 1, as recorded in Map Book 18, Page 66, in the Probate Office of Shelby County, Alabama

SUBJECT TO: 1. Taxes due in the year 1994, which said taxes are not due or payable until October 1, 1994. 2. Right of Way granted to Shelby County in Deed Volume 155, Page 122. 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Volume 147, Page 412. 4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 133, Page 55. 5. Restrictions appearing of record in Instrument #1994-12847; and Instrument #1994-16461. 6. Easements and building line as shown on recorded map.

TO HAVE AND TO HOLD, To the said GRANTEE, his heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated hereinabove, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert L. Snider, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of August, 1994.

Fallico, Inc.

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

By Robert L. Snider
Robert L. Snider, President


09/02/1994-27096
09:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1994-27096

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Snider, whose name as President of Fallico, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 23rd day of August, 1994.



Notary Public
MY COMMISSION EXPIRES NOVEMBER 18, 1995

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1994-27096

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00