

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:

MARY ANN JONES
2517 Blazing Star
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED
AND NO/100----- Dollars (\$ 114,500.00) to the undersigned
grantor or grantors in hand paid by the GRANTEES herein, the
receipt whereof is acknowledged, we, KURT D. CLOSE and wife,
PATRICIA DAWN CLOSE, (herein referred to as GRANTORS) do grant,
bargain, sell and convey unto MARY ANN JONES
(herein referred to as GRANTEE) the
following described real estate situated in Shelby County, Alabama,
to-wit:

Lot 17, according to the Amended Map of Chaparral, First
Sector, Phase I, recorded in Map Book 7, Page 161, in the
Probate Office of Shelby County, Alabama.

SUBJECT TO all easements, reservations, restrictive covenants and
rights of way appearing of record affecting the subject property.

\$ 108,750.00 of the total consideration recited above
was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their
heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and
administrators covenant with the said GRANTEES, their heirs 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 and assigns forever, against the lawful
claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals
this 29th day of July, 1994.

WITNESS:

Stephanie W. Hall

Kurt D. Close (SEAL)
KURT D. CLOSE

Stephanie W. Hall

Patricia Dawn Close (SEAL)
PATRICIA DAWN CLOSE

09/08/1994-27685
03:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 17.00

Inst # 1994-27685

STATE OF

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KURT D. CLOSE and wife, PATRICIA DAWN CLOSE, 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 29th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: September 22, 1994 (SEAL)

Inst # 1994-27685

09/08/1994-27685
03:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 17.00