

R 94-1544

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BARBARA JANE JONES TOW
744 6TH AVENUE SOUTHWEST
ALABASTER, AL 35007

Inst # 1994-30371

10/06/1994-30371
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY FIVE THOUSAND DOLLARS and 00/100 (\$75,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, BILLY R. COSTON and GAIL COSTON, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BARBARA JANE JONES TOW, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

THE EAST 125 FEET OF THE WEST 250 FEET OF LOT 1, BLOCK 3, OF THE J. O. LACEY SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 113, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, RUN THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 1, FOR A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING, THENCE CONTINUE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 125 FEET THENCE TURN AN ANGLE TO THE RIGHT OF 87 DEGREES 43 MINUTES AND IN A SOUTHERLY DIRECTION PARALLEL WITH THE WEST LINE OF SAID LOT FOR A DISTANCE OF 120 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 92 DEGREES 17 MINUTES AND IN AN WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT FOR A DISTANCE OF 125 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 92 DEGREES 17 MINUTES AND IN A NORTHERLY DIRECTION PARALLEL WITH THE WEST LINE OF SAID LOT FOR A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. Easements and building line as shown on recorded map.
3. Restrictions as shown on recorded map.

\$60,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, BILLY R. COSTON and GAIL COSTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of September, 1994.

Billy R Coston
BILLY R. COSTON

Gail Coston
GAIL COSTON

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BILLY R. COSTON, GAIL COSTON whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of September, 1994.

Art Rod
Notary Public

My commission expires: 7/16/98

10/06/1994-30371
09:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 27.00