

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Mitchell A. Spears
(Address) P. O. Box 119
Montevallo, Alabama 35115

Send Tax Notice to:

(Name) William Cecil Jones, Jr.
(Address) 21800 Dusty Lane
McCalla, Al 35111

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-ONE THOUSAND, SEVEN HUNDRED and 00/100, (\$21,700.00)---DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Jimmie D. Splawn, an unmarried woman and Rosemary Splawn Brown, a married woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
William Cecil Jones, Jr.

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

A parcel of land in the NW 1/4 of the SE 1/4, Section 8, Township 24 North, Range 12 East, Shelby County, Alabama (Town of Wilton), described as follows: from the SW corner of said 1/4-1/4 section, run East along the South 1/4-1/4 line 1336.51 feet to a point on the west right of way line of Southern Railroad; thence deflect left 53 deg. 24 min. 41 sec. along said right of way line 282 feet to a point in a road and the beginning point of subject lot; from said point, continue said course 75 feet to a point in said road; thence deflect left 100 deg. 37 min. 48 sec. for 332.468 feet to a point on the westerly right of way line of Church Street; thence deflect left 74 deg. 54 min. 00 sec. along said right of way line for 74.91 feet; thence deflect left 99 deg. 09 min. 06 sec. for 338.150 feet, back to the beginning point, being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1995 and subsequent years. 12/08/1994-36109
Mineral and mining rights are not insured. 12:02 PM CERTIFIED
Less and except any portion of subject property lying within the right of way of Southern Railroad right of way.

Easements and rights of ways affecting subject property.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF FIRST STATE BANK OF BIRMINGHAM, IN THE SUM OF \$ 17,378.60

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE MARRIED GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd day of November, 19 94

(Seal)

(Seal)

(Seal)

Jimmie D. Splawn (Seal)
Jimmie D. Splawn
Rosemary Splawn Brown (Seal)
Rosemary Splawn Brown (Seal)

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

I, _____ the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that Jimmie D. Splawn and Rosemary Splawn Brown

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 22nd day of November, 19 94

My Commission Expires: 12-2-1997

Jackie M. Healy
Notary Public

FS.B 8166 @.

Inst # 1994-36109