

95-1299

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

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

TEREASA M. GRIMES  
519 BARONNE STREET  
HELENA, AL 35080

Inst # 1995-08636

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED TWELVE THOUSAND DOLLARS and 00/100 (\$112,000.00) to the undersigned grantor, W.A. JONES CONSTRUCTION CO., INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto TEREASA M. GRIMES, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 39, ACCORDING TO THE SURVEY OF SAINT CHARLES PLACE, JACKSON SQUARE, PHASE TWO, SECTOR ONE, AS RECORDED IN MAP BOOK 18 PAGE 76 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. Building setback line of 20 feet reserved from Baronne Street as shown by plat.
3. Public easements as shown by recorded plat, including 7.5 feet on the Southerly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-14579 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 233 page 503 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 18 page 76.

\$100,800.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all

04/04/1995-08636  
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persons.

IN WITNESS WHEREOF, the said GRANTOR, W.A. JONES CONSTRUCTION CO., INC., by its , who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of March, 1995.

W.A. JONES CONSTRUCTION CO., INC.

By: W.A. JONES

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that , whose name as PRESIDENT of W.A. JONES CONSTRUCTION CO., 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 30 day of March, 1995.

Notary Public

My commission expires: 7/16/98

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