

This instrument prepared by:
Thomas E. Norton, Jr., Attorney at Law
2700 Highway 280 South
Birmingham, AL 35223

Send Tax Notice To:
Sandra J. Hill
2223 Williamsburg Drive
Pelham, Alabama 35124
PID# 13-1-01-2-002-040

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety-Five Thousand and 00/100'S *** (\$95,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we,

David Jenkins and Joy L. Jenkins, husband and wife

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Sandra J. Hill, an unmarried person,

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

Lot 17A, according to the Resurvey of Lot 17, First Sector, Chanda Terrace, and resurvey of Lot 39, 2nd Sector, Chanda Terrace as recorded in Map Book 10, Page 18, in the Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$96,900.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith. Subject to easements, covenants, restrictions, right-of-way(s), building lines, limitations and agreements as filed of record in the Probate Office of Shelby County, Alabama. Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a lien but not due or payable until October 1, 1995.

Joy L. Jenkins is one and the same as Joy S. Jenkins.

TOGETHER WITH all and singular, rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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/we am/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 and seal(s) this **31st** day of **July, 1995.**

David Jenkins

Joy L. Jenkins

08/14/1995-22207
01:48 PM CERTIFIED and
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Jenkins and Joy L. Jenkins, husband and wife** 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **31st** day of **July, 1995**.


Notary Public

My commission expires: **01/24/99**

95142B

Inst # 1995-22207

08/14/1995-22207
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SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00