

This Instrument Prepared By:
Ahrian D. Tyler
RIVES & PETERSON
1700 Financial Center
Birmingham, Alabama 35203

Send Tax Notice To:

✓ Marion P. Jones and Stella P. Jones
P. O. Box 502
Calera, AL 35040

STATE OF ALABAMA)
SHELBY COUNTY)

\$ 250.00

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 5 day of August, 1995, by Sidney M. Bird, III, and wife, Sheila T. Bird, hereinafter referred to as the "Grantors", to Marion P. Jones and Stella P. Jones, joint tenancy with right of survivorship, (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantees to Grantors, the receipt and sufficiency of which is hereby acknowledged by Grantors, the Grantors do by these presents, grant, bargain, sell, and convey unto the Grantees the following described real estate (the "Subject Property") situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated by reference. The Survey by John Gary Ray dated July 28, 1995, attached, is hereby made a necessary part of the above property description and all warranties as to description and title are conditioned on said survey.

This conveyance is subject to the following:

1. Ad valorem taxes for tax year 1995, and subsequent years;
2. Subject to all restrictions, easements and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantees, their successors, and assigns forever.

And said Grantors do for themselves, their successors, and assigns, covenant with said Grantees, their successors, and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on this 5 day of August, 1995.

Grantors:


Sidney M. Bird, III

Date: 8/5/95



Sheila T. Bird

Date: 8/5/95

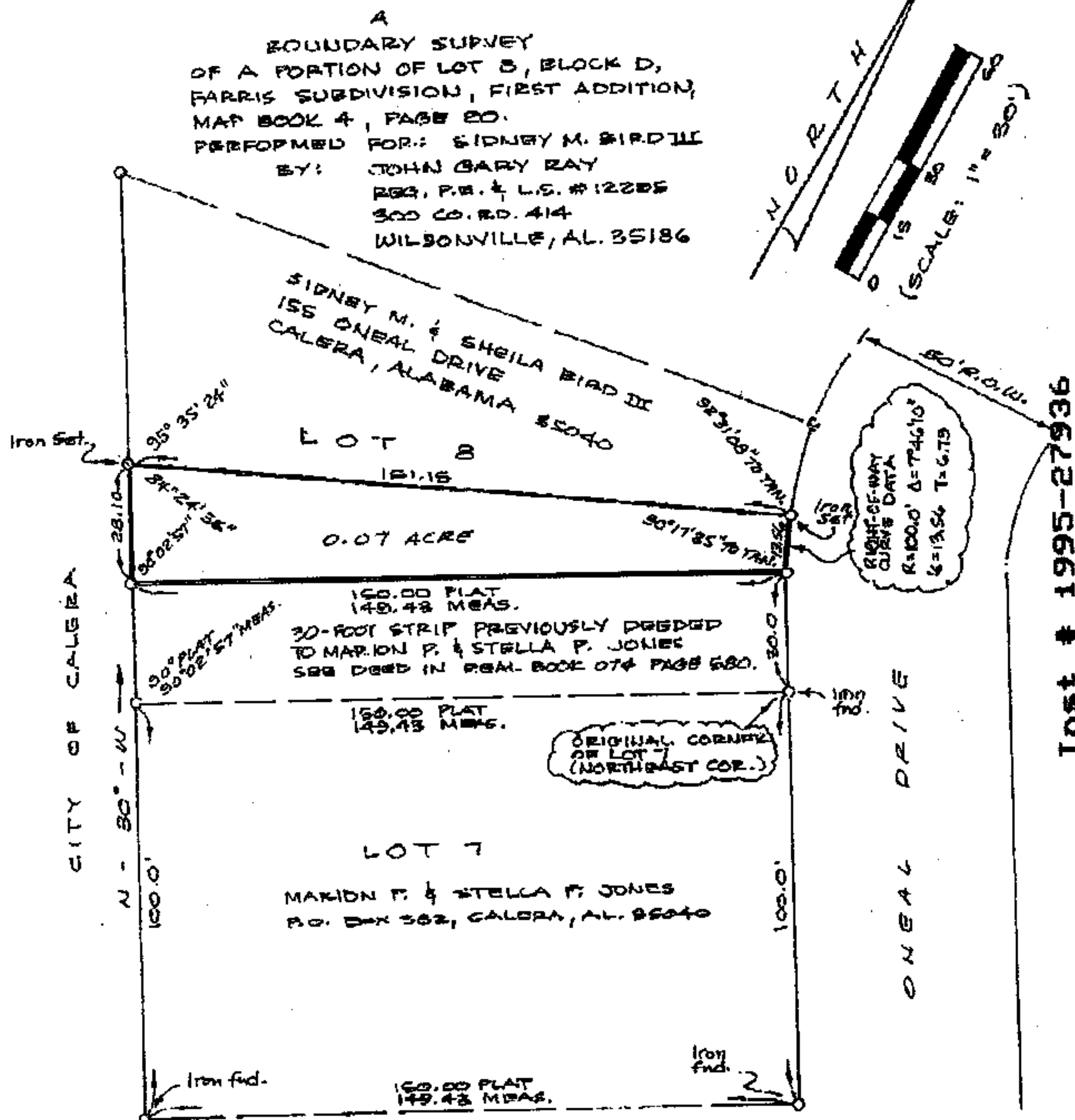
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that **Sidney M. Bird, III** and **Sheila T. Bird**, who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on this date.

Given under my hand and official seal, this the 5th day of August, 1995.


NOTARY PUBLIC Ahrian D. Tyler
My Commission Expires: October 17, 1998

[S E A L]



10/06/1995-27936
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
14.00
003 MEL

STATE OF ALABAMA

SHELBY COUNTY

I, John Gary Ray, a Registered Professional Engineer & Land Surveyor in the State of Alabama, do hereby state that this is a true and correct plat of a survey performed by me, in accordance with the requirements of the *Minimum Technical Standards for the Practice of Land Surveying in the State of Alabama*, of a portion of Lot 8, Block D, Farris Subdivision, First Addition, recorded in Map Book 4, Page 20, in the Office of Probate, Shelby County, Columbiana, Alabama. The purpose of this survey is to provide the boundaries and legal description for a parcel of land which the owner, Sidney M. Bird III & Sheila Bird, will deed to adjacent property owner, Marion P. & Stella P. Jones. The property is described as follows:

Commence at the Southeast Corner of Lot 8, Block D, Farris Subdivision, First Addition, recorded in Map Book 4, Page 20, in the Probate Office, Shelby County, Columbiana, Alabama, said point being on the southwest right-of-way line of Oneal Drive; thence run northwesterly along the southwest right-of-way line of Oneal Drive for 30.0 feet to the point of beginning of the parcel herein described; thence continue along said right-of-way along a curve to the right, having a radius of 100.0 feet and central angle of 7 degrees 46 minutes 10 seconds, for an arc distance of 13.56 feet; thence turn an angle of 92 degrees 31 minutes 08 seconds to the left, from the tangent to the curve, and run westerly 151.15 feet to a point on the southwest boundary of Lot 8 in aforementioned Farris Subdivision; thence turn an angle of 95 degrees 35 minutes 24 seconds to the left and run along the southwest boundary of said Lot 8 for 28.10 feet; thence turn an angle of 89 degrees 57 minutes 03 seconds to the left and run 149.43 feet to the point of beginning. Said parcel contains 0.07 acre.

Witness My Hand and Seal This 28th Day of July, 1995.

John Gary Ray
John Gary Ray
Reg. P.E. & L.S. 12295

