

THIS INSTRUMENT WAS PREPARED BY:

NEIL C. CLAY
ATTORNEY AT LAW
1725 Second Avenue, North
Bessemer, AL 35020
(205) 426-2020

Send Tax Notice To:
Barbara S. Jones

2424 Hackberry Ln.
Hoover, AL 35226

WARRANTY DEED

Value - \$30,000

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of TEN DOLLARS and NO/100---(\$10.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, VAN MULVEHILL, a married man (herein referred to as grantor), grant, bargain, sell and convey unto BARBARA S. JONES, (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Tract 1, according to the Survey of Fox Valley Acres, as recorded in Map Book 10, Page 75, in the Probate Office of Shelby County, Alabama. Minerals and mining rights excepted.

This conveyance is subject to:

1. All advalorem taxes for the year 1995, which constitute a lien but are not due and payable until October 1, 1995.
2. Easement(s) and building line as shown on recorded map.
3. Right-of-Way granted to Alabama Power Company recorded in Volume 130, Page 179.
4. Title to all minerals within and underlying the premises, together with all mining rights and other right, privileges and immunities relating thereto.
5. Restrictions appearing of record in Real Volume 239, Page 58.
6. Any and all other restrictions, reservations, limitations, easements or rights of way of record.

The above described property does not constitute the homestead of the Grantor as defined by Code of Alabama Section 6-10-2.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

03/22/1996-09427
04:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00

Inst # 1996-09427

Mulvehill to Jones
Warranty Deed
Page 2

And I do for my and for my heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals,
this _____ day of _____, 1995.

 (Seal)
Van Mulvehill

STATE OF ALABAMA

COUNTY OF JEFFERSON

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VAN MULVEHILL, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of March, 1996.


Notary Public

Notary Public, Alabama, State At Large.
My Commission Expires March 1, 1998

Inst # 1996-09427

03/22/1996-09427
04:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00