

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC

(Address) PO BOX 360187

Birmingham, Alabama 35236-0187

Send Tax Notice to:

(Name) G & M Construction

(Address) PO BOX 1204

Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Two Thousand Nine Hundred and no/100ths-----\$42,900.00 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

William Nicholson Jones, Jr. and wife, Betty Gray Jones
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

G & M Construction

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby

County, Alabama, to-wit:

Lot 26, according to the Survey of High Chaparral, Sector B, as recorded in
Map Book 16, Page 69 A, B & C, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines
and rights of way, if any, of record.

All of the above recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

Inst # 1996-12344

Inst # 1996-12344

04/16/1996-12344
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 13th
day of April, 19 96.

(Seal)

(Seal)

(Seal)

William Nicholson Jones, Jr. (Seal)
William Nicholson Jones, Jr.

Betty Gray Jones (Seal)
Betty Gray Jones

(Seal)

STATE OF ALABAMA

Jefferson

County }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that William Nicholson, Jr. and wife, Betty Gray Jones, 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 13th day of April, 19 96

MY COMMISSION EXPIRES JULY 26, 1999

My Commission Expires:

Notary Public