

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY THOUSAND & NO/100---- (\$140,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Rebecca Howard and husband, James Howard (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Bret S. Jones, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal Description Attached As Exhibit "A".

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

\$108,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 220 Country Hills Road Montevallow, Alabama 35115

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 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 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, we have hereunto set our hands and seals, this 21st day of June, 1996.

Rebecca Howard (SEAL)
Rebecca Howard

James Howard (SEAL)
James Howard

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Howard and husband, James Howard whose names 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 21st day of June A.D., 1996

Peggy I. Murphree
Notary Public

2-20-99

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

Inst # 1996-20335

06/24/1996-20335
10:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCJ 43.00

Inst # 1996-20335

Exhibit A

A tract of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of Section 35, Township 21 South, Range 3 West, and run North 00 deg. 28 min. 04 sec. East for 60.03 feet to the point of beginning; from the point of beginning thus obtained, continue North 00 deg. 28 min. 04 sec. East for 518.07 feet; thence run South 90 deg. 00 min. 00 sec. East for 228.09 feet; thence run South 01 deg. 47 min. 12 sec. East for 593.62 feet to a point on the North right of way of Country Hills Drive; thence turn an angle to the right of 120 deg. 16 min. 57 sec. to the tangent of a curve to the left having a central angle of 23 deg. 34 min. 41 sec. and a radius of 640.88 feet; thence run along the arc of said curve along the North right of way for 263.74 feet to the point of beginning; being situated in Shelby County, Alabama.

JA RB

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