

SEND TAX NOTICES TO:

NADINE H. JONES
205 GABLES DRIVE
BIRMINGHAM, AL 35244

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Seventy-Two Thousand Nine Hundred and No/100 Dollars (\$72,900.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **LANNIE K. HUFF, AN UNMARRIED WOMAN** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **NADINE H. JONES**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

The property described on Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1996 and of subsequent years not yet due and payable.

TO HAVE AND TO HOLD the described premises to Grantee, her heirs, executors, successors and assigns forever.

AND THE GRANTOR does for herself and her heirs, executors, successors and assigns, covenant with said Grantee, her heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and her heirs, executors, successors and assigns shall warrant and defend same to said Grantee, her heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 22nd day of July, 1996.

Lannie K. Huff
LANNIE K. HUFF by *Jerry Wayne Huff*
Attorney in Fact (Grantor) *att in fact*

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lannie K. Huff, whose name is signed to the foregoing instrument by Jerry Wayne Huff, as Attorney in Fact, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

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

Anne R. Strickland
NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/97

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

Inst • 1996-23867

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SHELBY COUNTY JUDGE OF PROBATE
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EXHIBIT "A"

SELLER: Lannie K. Huff

PURCHASER: Nadine H. Jones

THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS:

Unit 205, Building 2, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium, and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 377, and Real Volume 50, Page 340, and re-recorded in Real Volume 50, Page 942, Real 165, Page 578, and amended in Real 59, Page 19, and further amended by Corporate Volume 30, Page 407, and in Real 96, Page 855, and Real 97, Page 937, and By-Laws as shown in Real Volume 27, Page 733, and then amended in Real Volume 50, Page 325, further amended by Real 189, Page 222, Real 222, Page 691, Real 238, Page 241, Real 269, Page 270, further amended by eleventh amendment to declaration of condominium as recorded in 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49, and further amended by Map Book 12, Page 50 in the Probate Office of Shelby County, Alabama.

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