

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Tressie Audrice Hughes Jones
201 Jones Road
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection and to verify a boundary line, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Marie W Jones, of 145 Jones Road, Montevallo, AL 35115; Donald Delane Jones, Sr., of 225 Jones Road, Montevallo, AL 35115; Aligeon Jones Holloman, of Indiana; and Shirley Jones McMillan, of Gainsborough, TN; do grant, bargain, sell, and convey unto Tressie Audrice Hughes Jones of 201 Jones Road, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of §27, Twp 22S, R3W, and run southerly along the W line of said $\frac{1}{4} \frac{1}{4}$ § 413.76 feet to a point on the southerly right of way line of the Norfolk-Southern Railroad, said point being the point of beginning: Thence continue along the last stated course 151.08 feet; thence turn $51^{\circ}48'19''$ left and run southeasterly 67.85 feet to a point on the northerly line of Jones Road; thence turn $103^{\circ}20'23''$ left and run northeasterly along said northerly line of Jones Road 30 feet; thence turn $34^{\circ}15'18''$ right and continue in an easterly direction along the northerly line of Jones Road 525.18 feet; thence turn $94^{\circ}21'52''$ left and run northerly 195.78 feet to a point on the southerly right of way line of the Norfolk-Southern Railroad; thence turn $90^{\circ}55'09''$ left (angle measured to chord) in the arc of a curve to the left, having a central angle of $9^{\circ}30'57''$ and a radius of 2914.93 feet, and run along said southerly right of way line of the Norfolk-Southern Railroad 484.12 feet to the point of beginning.

Less and except:

Commence at the NW corner of fractional §27, Twp 22S, R3W, and run southerly along the W line of said $\frac{1}{4} \frac{1}{4}$ § 413.76 feet to a point on the southerly right of way line of the Norfolk-Southern Railroad, said point being the point of beginning: Thence continue along the last stated course 151.08 feet; thence turn $51^{\circ}48'19''$ left

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Inst # 1996-26375

and run southeasterly 67.85 feet to a point on the northerly line of Jones Road; thence turn $103^{\circ}20'23''$ left and run northeasterly along said northerly line of Jones Road 30 feet; thence turn $34^{\circ}15'18''$ right and continue easterly along the northerly line of Jones Road 317.31 feet; thence turn $90^{\circ}00'40''$ left and run northerly 177.37 feet to a point on the southerly right of way line of the Norfolk-Southern Railroad; thence turn $90^{\circ}30'40''$ left (angle measured to chord) in the arc of a curve to the left, having a central angle of $5^{\circ}42'19''$ and a radius of 2914.93 feet, and run along said southerly right of way line of the Norfolk-Southern Railroad 290.25 feet to the point of beginning.

All according to a survey of Robert O Blain, Ala Reg #9789, done in July 1996.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

Marie W Jones, Donald Delane Jones, Sr., Aligean Jones Holloman, and Shirley Jones McMillan, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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, we, Marie W Jones, Donald Delane Jones, Sr., Aligean Jones Holloman, and Shirley Jones McMillan, have set our hands and seals, this 27 July 1996.

Witness:

Marie W. Jones (Seal)
Marie W Jones

Donald Delane Jones, Sr. (Seal)
Donald Delane Jones, Sr.

Aligean Jones Holloman (Seal)
Aligean Jones Holloman

Shirley Jones McMillan (Seal)
Shirley Jones McMillan

1996-26375

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Marie W Jones and Donald Delane Jones, Sr. whose names are signed to the foregoing conveyance, and who are (made) 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 27 July 1996.

A. A. Garrett

Notary public my Commission expires 7-9-98

ALABAMA
State of ~~Indiana~~)
County of ~~Shelby~~

I, the undersigned notary public for the State of Indiana, hereby certify that Aligeon Jones Holloman, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 July 1996.

A. A. Garrett

Notary public my Commission expires 7-9-98

Alabama
State of ~~Tennessee~~)
County of ~~Shelby~~

I, the undersigned notary public for the State of ~~Tennessee~~ ^{Alabama}, hereby certify that Shirley Jones McMillan, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 July 1996.

A. A. Garrett

Notary public my Commission expires 7-9-98

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