

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
REBA JOY HOOD JONES
38 Houston Drive
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FORTY EIGHT THOUSAND FIVE HUNDRED TWENTY NINE AND 25/100---DOLLARS---** (\$48,529.25) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **DANNY WAYNE GREEN** and wife, **ELIZABETH STEWART GREEN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **REBA JOY HOOD JONES** (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, in Deer Springs Estates, 3rd Addition, according to Map recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama. Also, a parcel of land located in the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of Lot #38 of Deer Springs Estates, Third Addition, as recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama, said point also being the NW corner of Lot #43 of said subdivision; thence in a northwesterly direction along the Southwest line of said Lot #38 a distance of 150.0 feet to the Northwest corner of said Lot #38, said point also being on the Southeast right of way line of Houston Drive; thence 90 degrees 00 minutes 00 seconds, left in a Southwesterly direction along said right of way line (extended) a distance of 60.0 feet; thence 90 degrees 00 minutes 00 seconds left in a Southeasterly direction, a distance of 124.65 feet; thence 67 degrees 05 minutes 48 seconds left, in a Southeasterly direction a distance of 65.13 feet to the point of beginning. All situated in Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1997 and thereafter.
2. Easement to Plantation Pipe Line Company recorded in Deed Book 112, Page 219, and Deed Book 148, Page 541.
3. Pipe line easements to Colonial Pipe Line Co. recorded in Deed Book 221, Page 758; deed Book 221, Page 760; and Deed Book 221, Page 762.
4. Right of way deed to Shelby County recorded in Deed Book 180, Page 586.
5. Right of way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Deed Book 283, Page 850, and Deed Book 287, Page 513.
6. 35 foot building line from Houston Drive; 7.5 foot easement along the Northeasterly and Southeasterly lot lines, all as shown on the recorded map.

\$38,800.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

11/27/1996-39203
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 103 21.00

Inst # 1996-39203

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 21st day of November, 1996.


DANNY WAYNE GREEN

ELIZABETH STEWART GREEN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANNY WAYNE GREEN and wife, ELIZABETH STEWART GREEN, 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 November, 1996.


NOTARY PUBLIC (SEAL)

My Commission Expires: 10-17-99

Inst # 1996-39205

11/27/1996-39205
09:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NOT REC 21.00