

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Mike Jones
209 Jones Drive
(Address) Columbiana, AL 35051
Inst # 1997-01890

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

01/17/1997-01890

12:29 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 NC3

9.00

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Shane D. Schroeder, a married man and Mike Jones, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mike Jones

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

Shelby

County, Alabama, to-wit:

Commence at the SW corner of the SW 1/4 of Section 12, Township 21 South, Range 1 East; thence run East along the South line of said 1/4 Section for 1108.23 feet to the Northeasterly right of way of Old Lokey Ferry Road; thence 129 degrees 08 minutes 24 seconds left run Northwesterly along said right of way for 252.70 feet to the point of beginning; thence continue last described course for 133.33 feet to a point; thence 68 degrees 52 minutes 28 seconds right and run 181.57 feet to a point; thence 106 degrees 57 minutes 30 seconds right and run 122.96 feet to a point; thence 71 degrees 02 minutes 39 seconds right and run 193.88 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

Subject to mortgage to Central State Bank, as recorded in Instrument #1996-22493, in Probate Office.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR SPOUSES.

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 27TH day of December, 1996

(Seal)

Shane D. Schroeder

(Seal)

(Seal)

(Seal)

(Seal)

Mike Jones

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Shane D. Schroeder and Mike Jones whose name s are 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 27TH day of December, A. D., 1996

Letty Callins
Notary Public.

MY COMMISSION EXPIRES JANUARY 29 1998

Inst # 1997-01890