

This instrument was prepared by

(Name) Jonathan W. Gathings, Esq.

Send Tax Notice To: Clinton H. Jones
name
1945 Highway 150, S.E.
address
Bessemer, AL 35023

(Address) Ste. 4, 2301 Moody Parkway
Moody, AL 35004

WARRANTY DEED

NO TITLE SEARCH DONE.
STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged or we,

Roy Benton Jones, a married man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Clinton H. Jones, an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in The N.E. $\frac{1}{4}$ -S.E. $\frac{1}{4}$, Sec. 28, T.S. 24N, R15E, Shelby County, Alabama, to-wit:

LOT 9, DUCK COVE ESTATES, A PRIVATE SUBDIVISION ACCORDING TO THE SURVEY OF JOSEPH E. CONN, JR., A.R.N. 9049, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: Commence at the S.E. corner of N.E. $\frac{1}{4}$ -S.E. $\frac{1}{4}$, Section 28, T.S. 24N, R15E, Shelby County, Alabama and run on a bearing of N 6 Degrees 23 Minutes W a distance of 738.34' to a point, Thence turn an angle of 31° -20' Left and run 132.32' to a point, Thence turn 7° -37' Right and run 155.08' to a point, Thence turn 81° -03' Left and run 171.91' to a point, Thence turn 57° -21' Left and run 59.38' to the point of beginning of the property being described, Thence continue last described course a distance of 66.35' to a point, Thence turn an angle of 56° -36' -55" Right and run 253.23' to a point on the water line contour of Lay Lake, Thence turn 91° -39' -05" Right and run 55.60' to a point, Thence turn an angle of 88° -22' -41" Right and run 288.12' to the point of beginning, containing 15,021 square feet.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS SPOUSE.

05/01/1997-13532
03:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.50

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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seal(s), this 18th day of April 1997.

(Seal)

(Seal)

(Seal)

Roy Benton Jones (Seal)

Roy Benton Jones (Seal)

(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 Roy Benton Jones, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of April A. D. 1997

Theresa M. Lound
Notary Public
Commission expires 3/15/99

Winford Newberry

Inst # 1997-13532