

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

Robert E. Paden

PADEN & PADEN
Attorneys at Law
1722 Second Avenue North
Bessemer, Alabama 35020

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

SEND TAX NOTICE TO:

CLINTON H. JONES

1945 Highway 150 SE
Bessemer AL 35022

Inst # 1997-27804

WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTEEN THOUSAND DOLLARS and 00/100 (\$17,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, ROY CLIFFORD SKELTON, JR. and MADIE MOORE SKELTON, HUSBAND AND WIFE (herein referred to as GRANTORS, whether one or more) do grant, bargain, sell and convey unto CLINTON H. JONES, A SINGLE MAN, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

PARCEL NO. 2 OF DUCK COVE ESTATES, A METES AND BOUNDS PRIVATE SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4, SECTION 28, T.S. 24N, R15E, SHELBY COUNTY, ALABAMA AND RUN NORTH 6 DEGREES, 23 FEET WEST A DISTANCE OF 738.34' TO A POINT. THENCE TURN 119 DEGREES, SEVEN MINUTES LEFT AND RUN 29.26 FEET TO A POINT, THENCE TURN 9 DEGREES, 35 MINUTES RIGHT AND RUN 73.87 FEET TO A POINT, THENCE TURN 30 DEGREES, 07 MINUTES LEFT AND RUN 125.37 FEET TO A POINT, THENCE TURN 21 DEGREES, 05 MINUTES RIGHT AND RUN A DISTANCE OF 48.64 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED, TURN AN ANGLE OF 90 DEGREES, 58 FEET RIGHT AND RUN NORTHWESTERLY A DISTANCE OF 235.00 FEET TO A POINT ON THE EAST LINE OF A TWENTY FOOT WIDE ACCESS EASEMENT, THENCE TURN AN ANGLE OF 133 DEGREES - 54 MINUTES LEFT AND RUN SOUTHERLY ALONG SAID EAST LINE OF SAID ACCESS EASEMENT A DISTANCE OF 105.00 FEET TO A POINT, THENCE TURN AN ANGLE OF 46 DEGREES - 06 MINUTES LEFT AND RUN 169.24 TO A POINT ON THE WATERS EDGE OF LAY LAKE, THENCE TURN AN ANGLE OF 106 DEGREES - 09 MINUTES LEFT AND RUN NORTHEASTERLY ALONG WATERS EDGE A DISTANCE OF 22.01 FEET TO A POINT, THENCE TURN AN ANGLE OF 15 DEGREES - 11 MINUTES RIGHT AND RUN ALONG SAID WATERS EDGE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 54.52 FEET TO THE POINT OF BEGINNING, CONTAINING 15,134 SQUARE FEET AND SUBJECT TO ALL AGREEMENTS, RESTRICTIONS, EASEMENTS, AND/OR LIMITATIONS OF PROBATED RECORD.

THIS CONVEYANCE ALSO INCLUDES ONE 1969 GREGORY MOBILE HOME, I.D. #4444 AND A 10X10 STRICKLAND BUILDING.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND THE PREPARER MAKES NO WARRANTIES THEREOF.

\$17,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

08/29/1997-27804
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ROY CLIFFORD SKELTON, JR. and MADIE MOORE SKELTON, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 14th day of August, 1997.


ROY CLIFFORD SKELTON, JR.

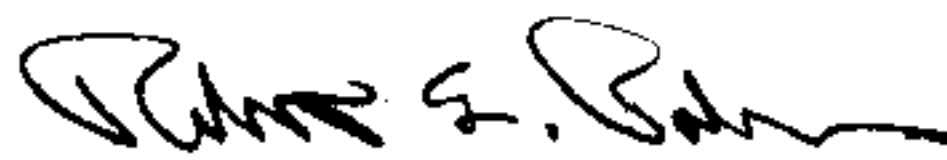

MADIE MOORE SKELTON

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ROY CLIFFORD SKELTON, JR., MADIE MOORE SKELTON whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the ^{JA} 14 day of August, 1997.


Notary Public

My commission expires: 2-17-2000

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SHELBY COUNTY JUDGE OF PROBATE
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