

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Dollars and 00/100 (\$100.00), the receipt and sufficiency of which are hereby acknowledged, that **BONNIE M. JONES, a widow**, hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **HENRY R. JONES, a divorced man**, hereinafter called the "BUYER," together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

From the Northwest Corner of the Southeast 1/4 of the Southwest 1/4, Section 11, Township 24 North, Range 13 East, Shelby County, Alabama, run along the west 1/4-1/4 line S-01 degrees 01' 30" W 676.47 feet to the Beginning Point of the parcel of land here to be described; from said point continue said course 164.38 feet to a point on the North margin of Ridgely Road; thence run along said road line N 76 degrees 38' 43" E 120.32 feet to the beginning of a curve concave right having a central angle of 10 degrees 37' 58" with a radius of 848.005 feet; thence run along the arc of said curve 157.37 feet to the end of said curve thence continue along said road line N 87 degrees 16' 41" E 132.38 feet to the west right of way line of U.S. 31 Highway; thence run along said right of way line N 03 degrees 37' 44" E 80.0 feet; thence leaving said road run N 86 degrees 00' 00" W 408.01 feet, back to the Beginning Point, containing 1.06 acres, more or less.

Subject to easements, restrictions, and rights of way of record.

The legal description set out herein was furnished to preparer by the BUYERS herein and was taken from a survey conducted by Frank B. Garrett, Jr., P.E. & L.S. Ala. Reg. #9500 on or about 31 DEC 98, and this deed was prepared without the benefit of a survey or a title search.

TO HAVE AND TO HOLD to the said BUYERS in fee simple forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYER and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYER and the heirs and assigns of the BUYER forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 04 day of JAN, 1999, at Shelby County, Alabama.

Bonnie M. Jones
BONNIE M. JONES
SELLER

Henry R. Jones
P.O. Box 191
Calera, AL 35040

01/04/1999-00278
03:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 11.50

STATE OF ALABAMA)
)
COUNTY OF SHELBY) ACKNOWLEDGMENT

I, CLINT C. THOMAS, a Notary Public for the State at Large, hereby certify that BONNIE M. JONES, SELLER, whose name is signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the
04 day of JAN., 1999.



NOTARY PUBLIC
My Commission Expires: 24 JAN, 2000

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

Closing did not occur
in the office of
preparer.

Inst # 1999-00278

01/04/1999-00278
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