

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

(Name) Cynthia Jones

(Address) PO Box 192
Columbiana 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-87 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Five Thousand and no/100

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

Jim R. Sanders, a married man

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

North one-half of Lot 8 and all of Lots 9, 10, 11, 12 and 13, Block "J", according to
Resurvey of Russell R. Hetz Property, according to Map as recorded in Map Book 3, on
Page 119, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way
and permits of record.

\$76,214.50 of the above recited purchase price was paid from a mortgage recorded
simultaneously herewith.

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

Inst # 1999-02730

01/20/1999-02730
01:59 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 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(s) and seal(s), this 20th
day of January, 1999

(Seal)

Jim R. Sanders (Seal)

(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 Jim R. Sanders
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 20th day of January, A. D., 1999

My Commission Expires: 10/16/2000

Notary Public