

Send tax notice to:
Ruby Kathryn Jones and
James R. Moncus, Jr.
1313 Alford Avenue
Birmingham, AL 35226

This instrument prepared by:
James R. Moncus, Jr., ~~PLC~~
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

Inst # 2000-06617

03/02/2000-06617
04:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
68.50
003 MMS

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

55,000.

That in consideration of One Dollar (\$1.00) and other good and valuable considerations, in hand paid to the undersigned, Ruby Kathryn Jones, a single person, (hereinafter referred to as the "Grantor") by Ruby Kathryn Jones and James R. Moncus, Jr., (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 75-A, according to the Survey of Ivy Brook Phase Two, First Addition as recorded in Map Book 19, page 35, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights-of-way of record, mineral and mining rights, and existing mortgage indebtedness.

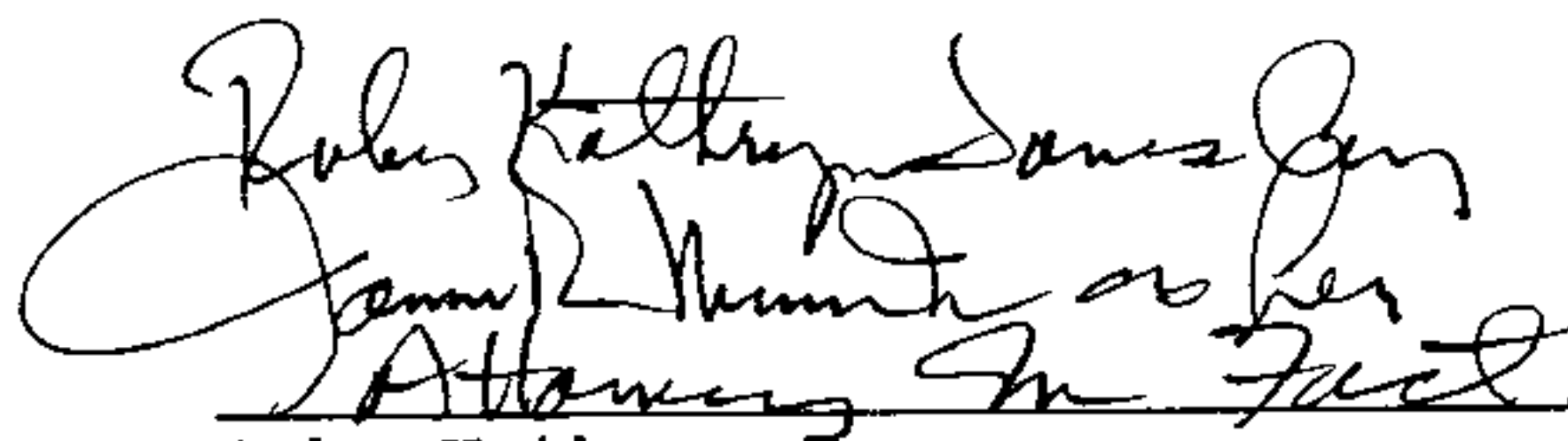
This Deed being executed by James R. Moncus, Jr., as Attorney-in-Fact for Grantor herein, exercised by and through a certain Durable Power of Attorney given and dated December 30, 1999, and recorded simultaneously herewith, it being the intent of this instrument to create a Joint Tenancy between the Grantees hereto with survivorship rights.

Inst # 2000-06617

TO HAVE AND TO HOLD unto the Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, administrators and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 2nd day of March, 2000.



Attorney in Fact

Ruby Kathryn Jones
by her attorney-in-fact
James R. Moncus, Jr.

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Moncus, Jr., whose name as attorney-in-fact for Ruby Kathryn Jones, a single person, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Ruby Kathryn Jones, a single person, in his capacity as her said attorney-in-fact.

Given under my hand and official seal this the 2nd day of March, 2000.


Notary Public

[NOTARIAL SEAL]

My Commission expires: 4-6-2000

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SHELBY COUNTY JUDGE OF PROBATE

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