

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:  
  
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Attorneys at Law  
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
  
JANE S. ROTON  
122 SQUIRE DRIVE  
HELENA, AL 35080

Inst # 2000-42332  
  
12/08/2000-42332  
08:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
902 CJ1 27.50

STATE OF ALABAMA)  
  
COUNTY OF SHELBY)

WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ONE HUNDRED THIRTY THREE THOUSAND and 00/100 (\$133,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JEFFREY G. JONES, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JANE S. ROTON, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 30, ACCORDING TO THE SURVEY OF FALLISTON, 2<sup>ND</sup> SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2000 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2001.
- 2. COVENANT FOR STORM WATER RUN-OFF CONTROL, AS SET OUT IN DEED RECORDED IN INSTRUMENT #1995-21495 AND INSTRUMENT #1995-11207.
- 3. RIGHT(S)-OF-WAY(S) TO SHELBY COUNTY, AS RECORDED IN DEED VOLUME 155, PAGE 122.
- 4. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF DAMAGES RELATING THERETO, AS RECORDED IN DEED VOLUME 147, PAGE 412.
- 5. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN DEED VOLUME 133, PAGE 55.
- 6. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1995-7283.
- 7. 30 FOOT BUILDING LINE FROM SQUIRE DRIVE, AS SHOWN ON RECORDED MAP.

\$119,700.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, JEFFREY G. JONES, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of November, 2000.

  
JEFFREY G. JONES

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**ACKNOWLEDGEMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JEFFREY G. JONES, 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 21st day of November, 2000.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9.29.01

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