

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

(Name) Betty Jones

(Address) 152 Magnolia Circle

Columbiana, Alabama 35051

This instrument was prepared by: Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051



20020927000466160 Pg 1/1 23.00
Shelby Cnty Judge of Probate, AL
09/27/2002 10:42:00 FILED/CERTIFIED

Form 1-1-27 Rev. 4/99
WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Twenty 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 ,
Royce G. Shingleton and wife, Anna E. Shingleton

(herein referred to as grantor, whether one or more), bargain, sell and convey unto
Betty J. Jones

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

Lot 13, according to the survey of Magnolia Parc, as recorded in Map Book 21,
Page 155, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way
and permits of record.

\$ 108,000.00 of the above recited consideration was paid from a mortgage recorded
simultaneously herewith.

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 GRANTEES,
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, their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 25th
day of September, 2002.

Royce G. Shingleton (Seal)
Royce G. Shingleton
By: James F. Cleveland POA (Seal)
By: James F. Cleveland, Attorney in Fact,
under Power of Attorney recorded as (Seal)
Instrument # _____, in Probate
Office of Shelby County, Alabama.
STATE OF ALABAMA }
Shelby COUNTY }

Anna E. Shingleton (Seal)
Anna E. Shingleton
By: James F. Cleveland POA (Seal)
BY: James F. Cleveland, Attorney in Fact under
Power of Attorney recorded as Instrument (Seal)
20020927000466150, in Probate Office of
Shelby County, Alabama.

General Acknowledgement

I, _____, the undersigned authority _____, a Notary Public in and for said County, in said State,
hereby certify that James F. Cleveland, whose name as Attorney in Fact for Royce G. Shingleton and
Anna E. Shingleton are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they/he executed the same voluntarily
on the day the same bears date, in his capacity as such Attorney in Fact.

Given under my hand and official seal this 25th day of September, A.D., 2002

My Commission Expires: 10/16/04

Notary Public.