

This instrument was prepared by

(Name) Jonathan W. Gathings, Esq.

Send Tax Notice To: Clinton Jones

(Address) Ste. 4, 2301 Moody Parkway

name
1945 Highway 150 S.E.

Moody, AL 35004

address
Bessemer, AL 35023

WARRANTY DEED

NO TITLE SEARCH DONE.
STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable

consideration

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

Roy B. Jones, a married man

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

Clinton H. Jones, an unmarried man

20030625000398080 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
06/25/2003 10:31:00 FILED/CERTIFIED

(herein referred to as grantee, whether one or more), the following described real estate, situated in The N.E. $\frac{1}{4}$ -S.E. $\frac{1}{4}$, Sec. 28, T.S.24N, R15E, Shelby County, Alabama, to-wit:

LOT 5, DUCK COVE ESTATES, A PRIVATE SUBDIVISION ACCORDING TO THE SURVEY OF JOSEPH E. CONN, JR., A.R.N. 9049, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: Commence at the S.E. corner of N.E. $\frac{1}{4}$ -S.E. $\frac{1}{4}$, of Section 28, T.S. 24N, R15E, Shelby County, Alabama and run on a bearing of N 6 Degrees 23 Minutes W a distance of 738.34' to a point, Thence turn an angle of 31° Debrees 20 Minutes Left run 132.32' to a point, Thence turn 7° Degrees 37 minutes Right and run 134.84' to a point, Thence turn 81° -03' Left and run 119.74' to the point of beginning of the property being described, Thence continue last described course a distance of 44.38' to a point, Thence turn 57° -21' Left and run 8.44' to a point, Thence turn an angle of 46° -06' Left and run 314.10' to a point on the water line of Lay Lake, Thence turn 112°-03' Left and run along water line 53.0' to a point, Thence turn 67° -56' Left and run 289.73' to the point of beginning, containing 15,006 square feet.

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, I have hereunto set my hands(s) and seal(s), this 25th day of June, 2003

(Seal)

Roy B Jones

(Seal)

(Seal)

(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 Roy B Jones 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 25th day of June, A. D., 2003

Janet H. Brown
Notary Public