

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S AC
Daniel E. Hecker
5340 Riverbend Trail
Birmingham, Alabama 35244

20040412000188810 Pg 1/1 60.00
Shelby Cnty Judge of Probate, AL
04/12/2004 12:28:00 FILED/CERTIFIED

STATE OF ALABAMA) **CORPORATION**
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Forty-Four Thousand and 00/100 (\$244,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Charles W. Jones and Margaret T. Jones, Trustees or their successors in trust under The Jones Living Trust dated March 25, 2003**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Daniel E. Hecker, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 37, according to the Survey of Sandpiper Trail Subdivision, Sector II, as recorded in Map Book 12, Page 44, 45, 46, and 47 in the Probate Office of Shelby County, Alabama. Mineral and mining excepted.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$195,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Trustee, Charles W. Jones who is authorized to execute this conveyance, hereto set their signature and seal this the 8th day of April, 2004.

The Jones Living Trust dated March 25, 2003

STATE OF ALABAMA)

COUNTY OF SHELBY)

State of Alabama)
County of Shelby)

By: Charles W. Jones, Trustee

By: Margaret T. Jones, Trustee

I, the undersigned, a Notary Public, in and for said State, hereby certify that Charles W. Jones and Margarget T.Jones, whose name as trustees for the Jones Living Trust, Dated March 25, 2003 Trust Agreement, 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, in their capacity as such trustees, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 8th DAY OF April, 2004.

My Commission Expires:

3/5/07

Notary Public

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007