

Send tax notice to:
Angela H. Jones
2827 Pumphouse Road
Birmingham, AL 35243

This Instrument Prepared By:
Gregory D. Hyde, Esq.
Feld, Hyde, Wertheimer & Bryant, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

15960 Af

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Ida Jo D. Rimes, formerly known as Ida Jo Hylton, a married person (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Angela H. Jones (hereinafter referred to as "Grantee"), reserving unto the Grantor a life estate, the following described real estate situated in Shelby County, Alabama, to-wit:

W1/2 of SE1/4; E1/2 of NE1/4 of SW1/4 and E1/2 of SE1/4 of SW1/4,
Section 3, Township 21, Range 1 East.

(Source of Title for the above: Book 306 Page 794)

LESS and EXCEPT the following described property:

Commence at the NE corner of the W1/2 of the SE1/4 of Section 3, Township 21 South, Range 1 East; thence run S 0°18'48" E along the east line thereof for 2527.28 feet to the northerly R/W of Alabama State Highway #25; thence S 85°06'23" W run along said R/W for 907.05 feet to the Point of Beginning; thence 70°45'22" right run Northerly 129.72 feet; thence 4°53'48" right for 165.31 feet; thence 73°26'48" left run Westerly 147.64 feet; thence 87°04'50" left run Southerly 188.15 feet; thence 14°54'27" right for 107.42 feet to the northerly R/W of said Highway #25; thence N 85°06'23" E for 284.85 feet to the Point of Beginning. Containing 1.33 Acres.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.

2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her heirs, successors and assigns forever, subject to the reservation of the life estate in the Grantor.

The above property does not constitute the homestead of the Grantor.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on April 26, 2004.

Ida Jo D. Rimes
Ida Jo D. Rimes, formerly known as Ida Jo Hylton

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Ida Jo D. Rimes, formerly known as Ida Jo Hylton, a married person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand on April 26, 2004.

Gregory D. Hyde
Notary Public
Gregory D. Hyde
Printed Name

(NOTARY SEAL)

My Commission Expires: 5/2/05