


This instrument was prepared by:
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15 Office Park Circle, Suite 100
Birmingham, AL 35223

WHEN RECORDED RETURN TO
James Kenneth Jones and Martha W. Jones
809 Gables Drive
Birmingham, Alabama 35244

Form 1-1-27 Rev 1-66

WARRANTY DEED

Joint Tenants with Right of Survivorship


20041102000602570 Pg 1/2 106.00
Shelby Cnty Judge of Probate, AL
11/02/2004 09:33:00 FILED/CERTIFIED

STATE OF ALABAMA)
~~JEFFERSON~~ COUNTY)

Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety-Two Thousand Dollars (\$92,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, we

Joanne H. Rouss, a single woman,

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

James Kenneth Jones and Martha W. Jones, husband and wife,

herein referred to as grantee, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated to Jefferson County, Alabama to wit:

Unit 809, Building 8, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340, and re-recorded in Real 50, Page 942, Real 165, Page 578 and amended in Real 59, Page 19 and further amended by Corporate Volume 50, Page 407 and in Real 96, Page 855 and Real 97, Page 937 and By-Laws as shown in Real Volume 27, Page 733 and amended in Real Volume 50, Page 325, further amended in Real 189, Page 222, Real 222, Page 691; Real 238, Page 241, Real 269, Page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, Page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41 thru 44 and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended in Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes Due 10/1/2004.
2. Oil, gas, and minerals and all other subsurface interests in, to or under the land herein described.
3. Reservation of mineral and mining rights in the instrument recorded in Deed Book 4, Page 464 and Volume 127, Page 140, together with the appurtenant rights to use the surface. The Company makes no representation as to the present ownership of this interest.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Business) as recorded in Misc. Book 13, Page 30 and amended by Amendment No. 1 in Misc. Book 15, Page 189 and further amended by Amendment No. 2 as recorded in Misc. Book 19, Page 633.
5. Land use Agreement between Harbert-Equitable Joint Venture and Blue Cross and Blue Shield of Alabama, as recorded in Misc. Book 19, Page 690.
6. Permit to Alabama Power Company as recorded in Real Record 032, Page 924 and Real Book 220, Page 457.
7. Right of way to Alabama Power Company as recorded in Volume 347, Page 472.
8. Sewer Easement as described in Real Record 097, Page 535.
9. Easement to South Central Bell as recorded in Real Record 087, Page 189.

gmr

10. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and restrictions recorded in Real Record 010, Page 177 and amended in Real Volume 50, Page 327; Real Volume 50, Page 340; re-recorded in Real Volume 50, Page 942 and amended in Real Volume 59, Page 19 and further amended by Corporate Volume 30, Page 407; corporate Volume 026, Page 292 and amended in Real Volume 165, Page 578; Real Volume 189, Page 222; Real Volume 10, Page 177, at Page 243 and amended in Corporate Volume 27, Page 733 and then amended in Real Volume 50, Page 325; and Real Volume 222, Page 691.
11. Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Deed Book 331, Page 757, Item 6.

TO HAVE AND TO HOLD to the said grantee, (whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and the right of reversion.

AND I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, their 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 Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set his/her/their signature and seal, this 22nd day of October, 2004.

Witness

Joanne H. Rouss
Joanne H. Rouss

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joanne H. Rouss, a single woman**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily as his/her/their act on the day the same bears date.

Given under my hand and official seal this 22nd day of October, 2004.

Janet Poe
Notary Public
My Commission Expires: 8-21-06