20050322000128820 1/1 $12.00
Shelby Cnty Judge of Probate,AL
03/22/2005 12:49:30PM FILED/CERT

This Instrument Was Prepared By:
G. Wray Morse, Attorney at Law
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Phillip C. Jones
104 Starboard Circle
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Sixty Two Thousand and 00/100 Dollars ($162,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **John Michael West and Wanda West, Husband and Wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Phillip C. Jones** (hereinafter referred to as the GRANTEE), the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 98, according to the Survey of Third Sector, Port South, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama.

Note: $129,600.00 & $32,400.00 of the above purchase price is in the form of mortgages in favor of Michigan Fidelity Acceptance Corp. dba Franklin Mortgage Funding, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEE, his heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the **11th** day of **March, 2005**.

John Michael West

John Michael West

Wanda West

Wanda West

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **John Michael West and Wanda West Husband and Wife**, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the **11th** day of **March, 2005**.

G. Wray Morse

G. Wray Morse - Notary Public

My Commission Expires: **9/10/2008**

Closing Service