

20050404000153430 1/2 \$79.00  
Shelby Cnty Judge of Probate, AL  
04/04/2005 01:39:45PM FILED/CERT

## WARRANTY DEED

This instrument was prepared by:  
**B. CHRISTOPHER BATTLES**  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
James R. Rollins  
205 Quail Ridge Road  
Helena, Alabama 35080

### STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three hundred twenty five thousand and no/100 (\$325,000.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, **Gardner Allen Jones and Donna Jones, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James R. Rollins** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 3, according to the Survey of Quail Ridge Subdivision, as recorded in Map Book 22, Page 35, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

Mineral and mining rights excepted.

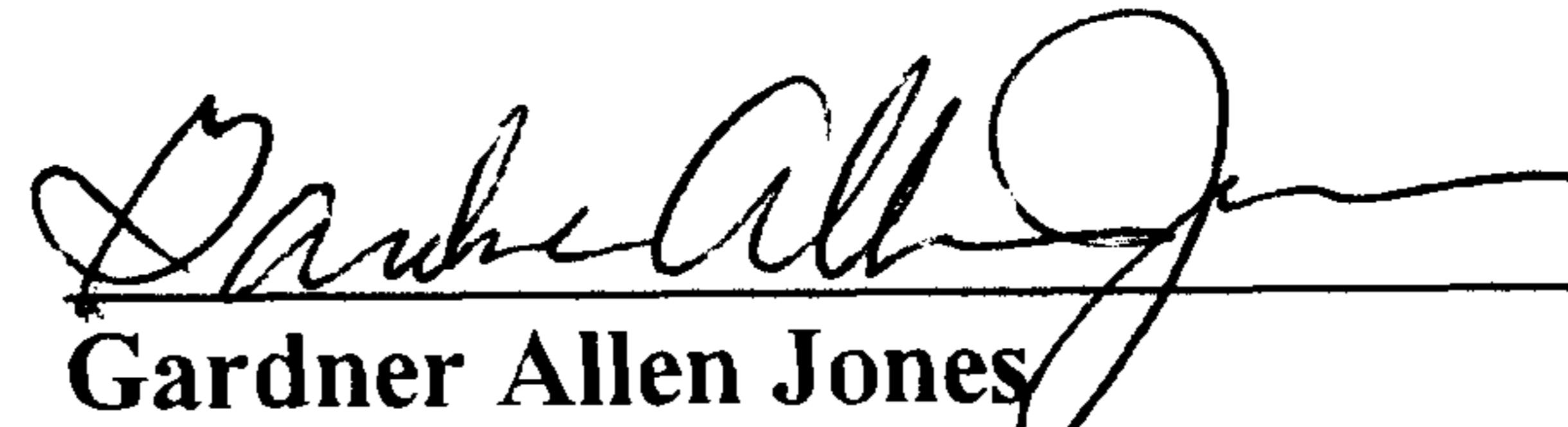
Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

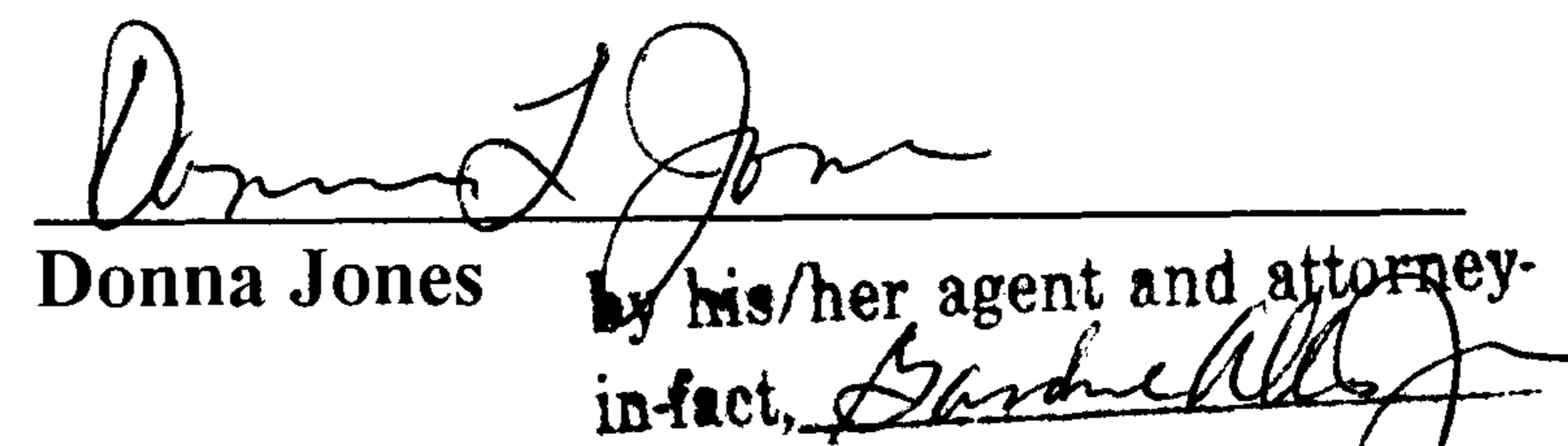
\$260,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31<sup>st</sup> day of March, 2005.

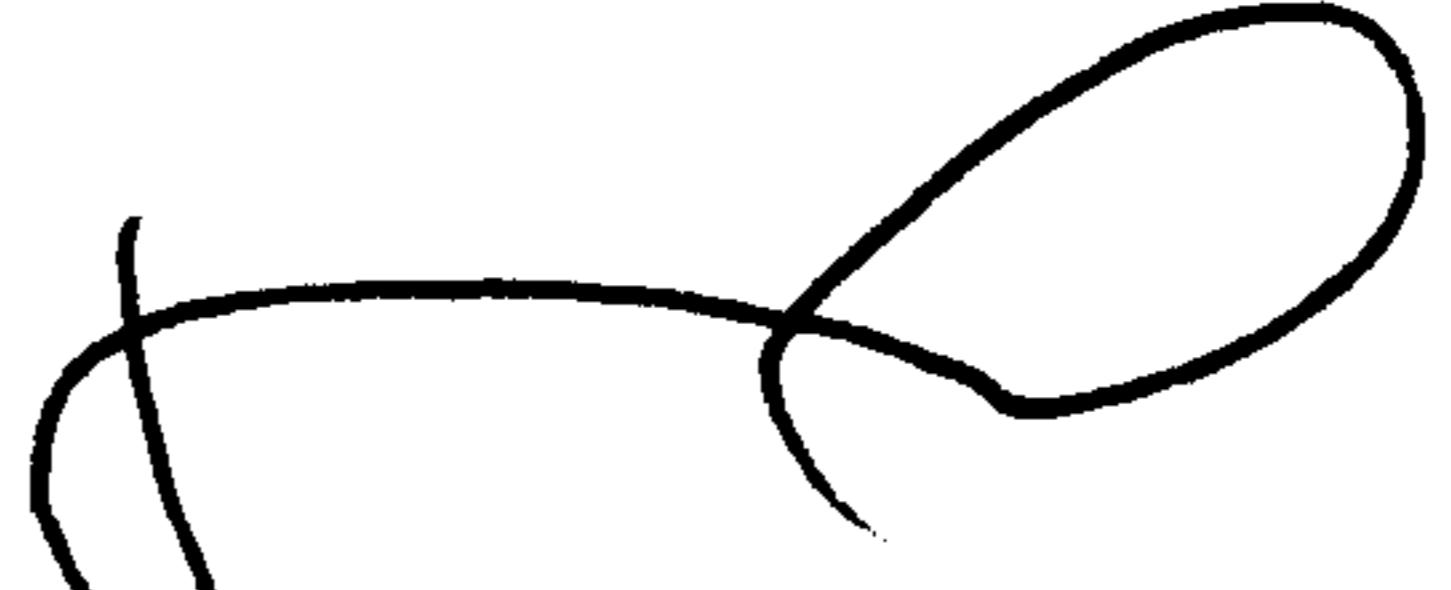
  
Gardner Allen Jones

  
Donna Jones *by his/her agent and attorney-in-fact, Gardner Allen Jones*

### STATE OF ALABAMA COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Gardner Allen Jones** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31<sup>st</sup> day of March, 2005.

  
Notary Public  
My Commission Expires: 02-25-09

Shelby County, AL 04/04/2005  
State of Alabama

Deed Tax: \$65.00

**B. CHRISTOPHER BATTLES**  
Notary Public - Alabama, State At Large  
My Commission Expires 2/25/2009



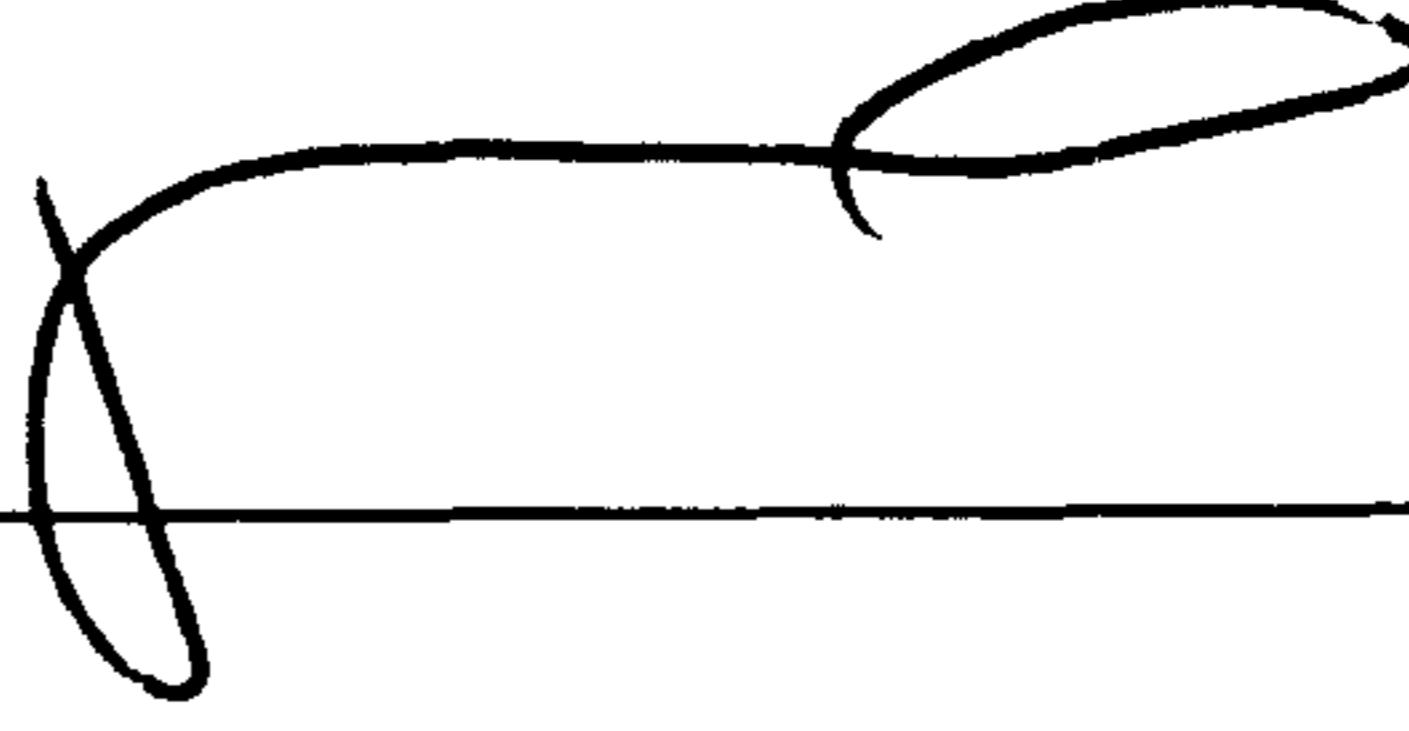
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## ACKNOWLEDGMENT FOR POWER OF ATTORNEY

### STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State, hereby certify that Gardner Allen Jones, whose name as Attorney in Fact for Donna Jones, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of March, 2005.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 02-25-09

**B. CHRISTOPHER BATTLES**  
Notary Public - Alabama, State At Large  
My Commission Expires 2/25/2009