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2005061000284550 1/2 \$36.00
Shelby Cnty Judge of Probate, AL
06/10/2005 10:31:47AM FILED/CERT

Shelby County, AL 06/10/2005
State of Alabama
Deed Tax:\$22.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

JOANN G. JONES
352 TALON DRIVE
BIRMINGHAM, AL 35242

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$219,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, JUDITH L. HATCHER-METHENY and JULIAN METHENY, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JOANN G. JONES, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 215, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 1, as recorded in Map Book 18, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

JUDITH L. HATCHER-METHENY IS ONE AND THE SAME AS JUDITH L. HATCHER AS GRANTEE IN THAT CERTAIN DEED DATED 7/6/95 AND RECORDED IN INST. NO. 1995-18417 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2004 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2005.
2. MUNICIPAL IMPROVEMENTS, ASSESSMENTS, AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY, IF ANY.
3. 25' BUILDING RESTRICTION LINE AND VARIABLE EASEMENT AS SHOWN ON RECORDED PLAT.
4. BUILDING LINES, RIGHT OF WAYS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS, IF ANY.
5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM, AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED IN DEED BOOK 206 AT PAGE 448 AND INST. NO. 1994-6783.
6. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INST. NO. 1995-29960.

7. RELEASE OF DAMAGES AS RECORDED IN INST. NO. 1994-04726 AND AS SHOWN ON RECORDED PLAT.
8. RIPARIAN AND OTHER RIGHTS CREATED BY THE FACT THAT SUBJECT PROPERTY LIES ADJACENT TO A LAKE.
9. RIGHT OF WAY TO STATE OF ALABAMA AS RECORDED IN LIS PENDENS BOOK 5 AT PAGE 434 AND PROBATE MINUTE BOOK 42 AT PAGE 207.
10. TRANSMISSION LINE PERMIT TO ALABAMA POWER CO IN BOOK 111 PG 408.
11. COVENANTS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY IN BOOK 290, PAGE 842.
12. 25' GREEN BELT AREA AS SHOWN IN DEED RECORDED IN INST. NO. 1994-04726.

\$175,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$22,000.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, his, her or their heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said GRANTORS, JUDITH L. HATCHER-METHENY and JULIAN METHENY, WIFE AND HUSBAND, have hereunto set his, her or their signature(s) and seal(s), this the 19th day of May, 2005.

Judith L. Hatcher-Metheny
JUDITH L. HATCHER-METHENY

Julian Metheny
JULIAN METHENY

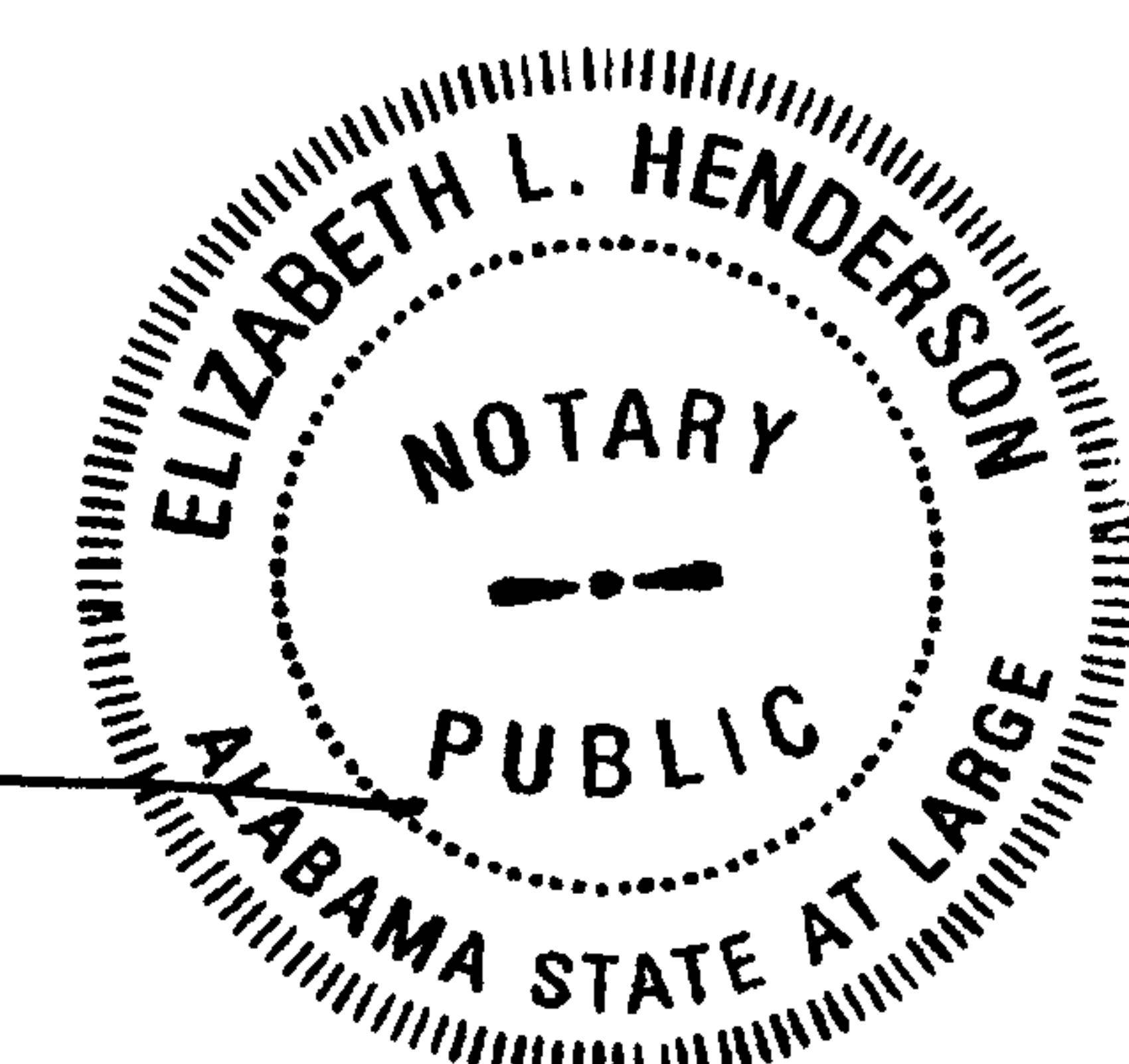
STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JUDITH L. HATCHER-METHENY, JULIAN METHENY 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of May, 2005.

Elizabeth L. Henderson
Notary Public



My commission expires: (0 - 2005)