



20061114000556760 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
11/14/2006 11:38:14AM FILED/CERT

This instrument was prepared by:
J. Timothy Smith, Attorney-at-Law
3225 Lorna Road
Hoover, Alabama 35216

Send tax notice to:
Natalie M. Williams (Grantee)
499 Old Cahaba Way
Helena, AL 35080

STATE OF ALABAMA §
SHELBY COUNTY §

This property does not constitute the homestead of the grantor nor his spouse.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN THOUSAND and no/100 DOLLARS (\$10,000.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the grantee or grantees herein, the receipt of whereof is acknowledged, I, BRYAN S. JONES (hereinafter referred to as Grantor), a married person, do grant, bargain, sell, and convey unto NATALIE M. WILLIAMS (hereinafter referred to as Grantee), a married person, the following described real estate, situated in Shelby County, Alabama:

Lot 15A and 15B, according to the map and survey of Old Cahaba II-B, as recorded in Map Book 30, Page 28, in the Probate Office of Shelby County, Alabama. Subject to: 1) taxes for the current tax year, which constitute a lien but are not yet due and payable; 2) 20-foot building setback line from Old Cahaba Way; 7.5 foot easement on easterly property line; 10-foot easement on southerly property line as shown on the recorded map of said subdivision; 3) right of way to Shelby County recorded in Volume 155, Page 331; Volume 1565, Page 425; Lis Pendens Book 2, Page 165; 4) right of way to Alabama Power Company recorded in Volume 247, Page 853; Volume 131, Page 447; Volume 139, Page 238; 5) reservation of mining and mineral rights in the instrument recorded in Volume 61, Page 164, together with the appurtenant rights to use the surface; 6) covenants and agreement relating to roadway easement as recorded in Volume 133, Page 277; 7) timber deed recorded in instrument #1997-28869; 8) right of way to BellSouth Mobility recorded in instrument #1998-26454; 9) terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the covenants, conditions and restrictions recorded in instrument #2002-36953.

This conveyance is done in accordance with the divorce action between Grantor and Grantee; therefore, no title search or examination has been performed.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators, covenant with said Grantee, his/her heirs 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, and that I will and



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my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his/her heirs, executors, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereto set my hand and seal this the 22nd day of November, 2005.

Bryan S Jones
BRYAN S. JONES (Grantor)

STATE OF ALABAMA §
SHELBY COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRYAN S. JONES, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2005.

Shelby R. Parker
Notary Public (Comm. Exp. 7-28-08)