20070411000167820 1/2 \$58.50 Shelby Cnty Judge of Probate, AL 04/11/2007 01:56:12PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 04/11/2007 State of Alabama

Deed Tax: \$44.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED NINE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$109,500.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, FRED S. JONES, JR., A SINGLE PERSON(GRANTOR) does grant, bargain, sell and convey unto DANIEL M. TAYLOR(GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 48, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, AS RECORDED IN MAP BOOK 6, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; ALSO, THE SOUTHERLY 0.65 FEET OF LOT 47 OF SAID SURVEY OF CAHABA MANOR TOWN HOMES; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2006.

Building setback line as shown by plat, Map Book 8 Page 105.

Easements as shown by recorded plat, Map Book 8 Page 105.

Restrictions, covenants and conditions as recorded in Misc. Book 21 page 96. Transmission Line Permit(s) to Alabama Power Company as recorded in Deed Book 108 page 379 and Deed Book 304, page 11.

Right(s) of Way(s) granted to Pelham Sewer Fund recorded in Deed Book 306 page 946.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 19 page 266 and covenants pertaining thereto recorded in Misc, Book 19 page 269.

Declaration of Covenants relative to the Sanitary Sewer, as shown by Misc. Book 21 Page 100.

The subject property is a Townhome with common elements. Therefore there are excepted right of owners of adjoining property in and to the joint or common roof, foundation, common walls, and common air spaces which are known to the insured, determinable by a visual inspection, and/or as referenced, indicated as shown: on the recorded plat: on the survey by Robert O. Slain dated 11-25-91.

FRED S. JONES, JR. IS THE SURVIVING GRANTEE OF DEED RECORDED IN BOOK 313 PAGE 614 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEEE MINNIE RATLIFF JONES HAVING DIED PRIOR TO JANUARY 1, 1993.

\$65,000 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs, successors and assigns. And said GRANTOR does for himself, his heirs, successors, assigns, and personal representatives covenant with said GRANTEE, his heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said GRANTEE, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 30^{TH} day of March, 2007.

RED S. JONES, JR.

AS ATTORNEY IN FACT FOR

FRED S. JONES, JR.

20070411000167820 2/2 \$58.50 Shelby Cnty Judge of Probate, AL 04/11/2007 01:56:12PM FILED/CERT

STATE OF ALABAMA JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that **FREDERICK SHEPPARD JONES, III** whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of March, 2007

Gene W. Grav, Jr., F.C. Commission Expires: 11/09/10

STATE OF ALABAMA JEFFERSON COUNTY

I, Gene W. Gray, Jr., P.C., a Notary Public in and for said County in said State, hereby certify that FREDERICK SHEPPARD JONES, III whose name as Attorney in Fact for FRED S. JONES, JR. under that certain Durable Power of Attorney recorded in INSTUMENT NO ________ in the Probate Office of Shelby County, Alabama, is signed to the foregoing instrument and is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, in her capacity as such Attorney in Fact, executed the same voluntarily for and as the act of FRED S. JONES, JR. of the day the same bears date.

Given under my hand and official seal this 30TH day of March, 2007.

Gene W / Lay Jr. P.C. Commission Expires:11/09/10

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY, SUITE 338
BIRMINGHAM, AL 35209
205 879 3400

SEND TAX NOTICE TO:
DANIEL M. TAYLOR
707 CAHABA MANOR DRIVE

PELHAM, AL 35124 #RR58-13-1-12-2-003-023