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20070508000214820 1/2 \$24.00
Shelby Cnty Judge of Probate,AL
05/08/2007 08:34:57AM FILED/CERT

Shelby County, AL 05/08/2007
State of Alabama

Deed Tax:\$10.00

(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

SEND TAX NOTICE TO:

MICHAEL L. JONES
2001 STONE BROOK DRIVE
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)

COUNTY OF Shelby)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY THREE THOUSAND DOLLARS and 00/100 (\$193,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SCOTT A. SENA, AN UNMARRIED PERSON (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MICHAEL L. JONES, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 1-A, ACCORDING TO THE SURVEY OF STONE BROOK- FIRST SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 135, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; SITUATED IN SHELBY COUNTY, ALABAMA.

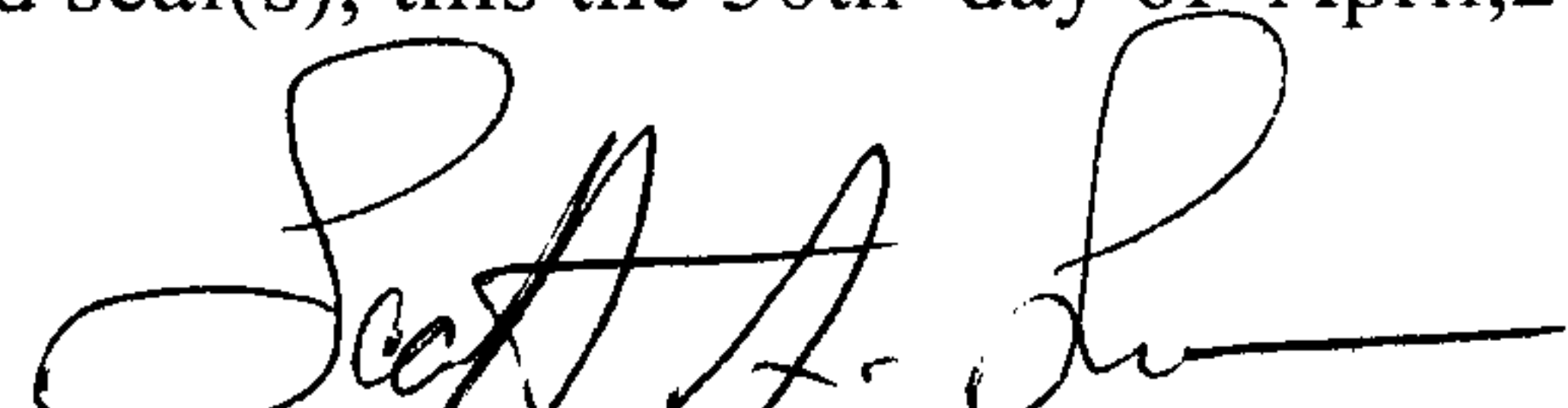
SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS AND COVENANTS, SET-BACK LINES AND RIGHTS OF WAY, IF ANY, OF RECORD.

\$183,350.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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 GRANTEES, 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SCOTT A. SENA, AN UNMARRIED PERSON, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of April, 2007.


SCOTT A. SENA

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SCOTT A. SENA, 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 30th day of April, 2007.

My commission expires:

7/14/10

