

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00)** to the undersigned **GRANTORS** in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, **CAROLINE A. JONES a single person and, CAMERON B. JONES, a single person (GRANTORS)** do grant, bargain, sell and convey unto **CHRISTINA L. KIRBY (GRANTEE)** the following described real estate situated in **SHELBY COUNTY, ALABAMA** to wit:

Lot 3, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, page 58 A & B, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the non-exclusive easement to use the **Common Areas** as more particularly described in **The Narrows Residential Declaration of Covenants Conditions and Restrictions** recorded in **Instrument 2000-9755**, in the Probate Office of **Shelby County, Alabama** (which, together with all amendments thereof, is hereinafter collectively referred to as the "**Declaration**")

SUBJECT TO:

- **Advalorem taxes due October 1, 2007.**
- **Building line(s) as shown by recorded map.**
- **Easement(s) as shown by recorded map.**
- **Restrictions as shown by recorded map.**
- **No further subdivision of lots as restricted by recorded map.**
- **Transmission line permit to Alabama Power Company, recorded in Deed Book 103, page 154; Deed Book 123, page 420 and Deed Book 102, page 181.**
- **Declaration of Restrictive Covenants as recorded in Map Book 26, page 81 as set out by Instrument 2000-9755; 1st Amendment recorded in Instrument 2000-17136; 2nd Amendment recorded in Instrument 2000-36696; 3rd Amendment recorded in Instrument 2001-38328; 4th Amendment recorded in Instrument 20020905000424180 and 5th Amendment recorded in Instrument 20021017000508250.**
- **Easement to Alabama Gas Corporation, as recorded in Instrument 2000-1818.**
- **Easement to Alabama Power Company recorded in Instrument 20040910000506360.**
- **Assignment of Developers Rights and Obligations for The Narrows as recorded in Instrument 2000- 40514.**
- **Restrictions, covenants, agreements, limitations, mineral and mining rights and rights incident thereto recorded in Instrument 20030729000486210.**
- **Mineral and mining rights not owned by grantors.**

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said **GRANTEE** her heirs, successors and assigns forever; And said **GRANTORS** do for themselves, their heirs, successors, and assigns covenant with said **GRANTEE**, her heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said **GRANTEE**, her heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTORS** have caused this conveyance to be executed this the 22nd day of May, 2007.

Caroline A. Jones Seal
CAROLINE A. JONES

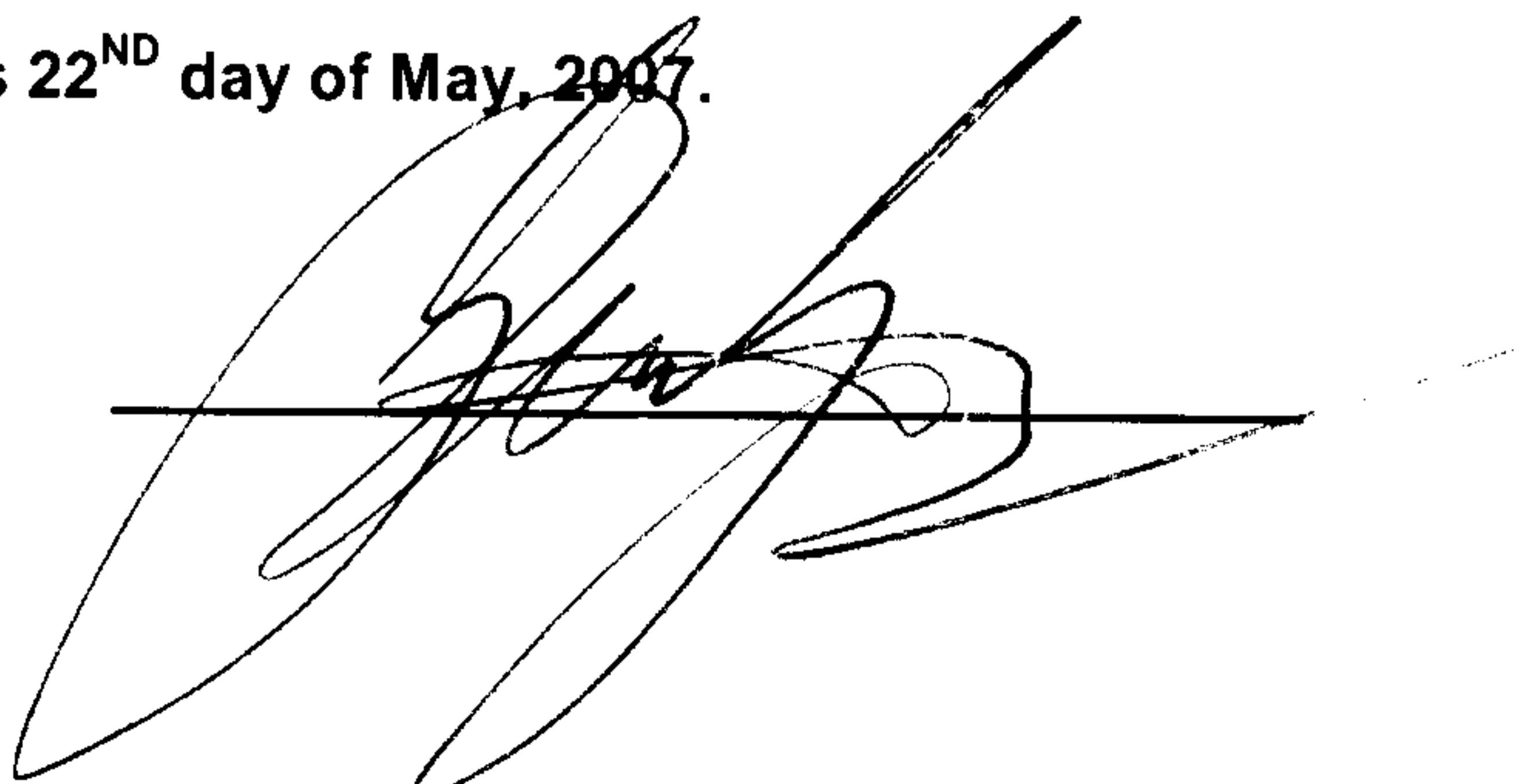
Cameron B. Jones Seal
CAMERON B. JONES

Cameron B. Jones Seal
**CAMERON B. JONES AS ATTORNEY
IN FACT FOR CAROLINE A. JONES**

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that **CAMERON B. JONES** 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 22ND day of May, 2007.



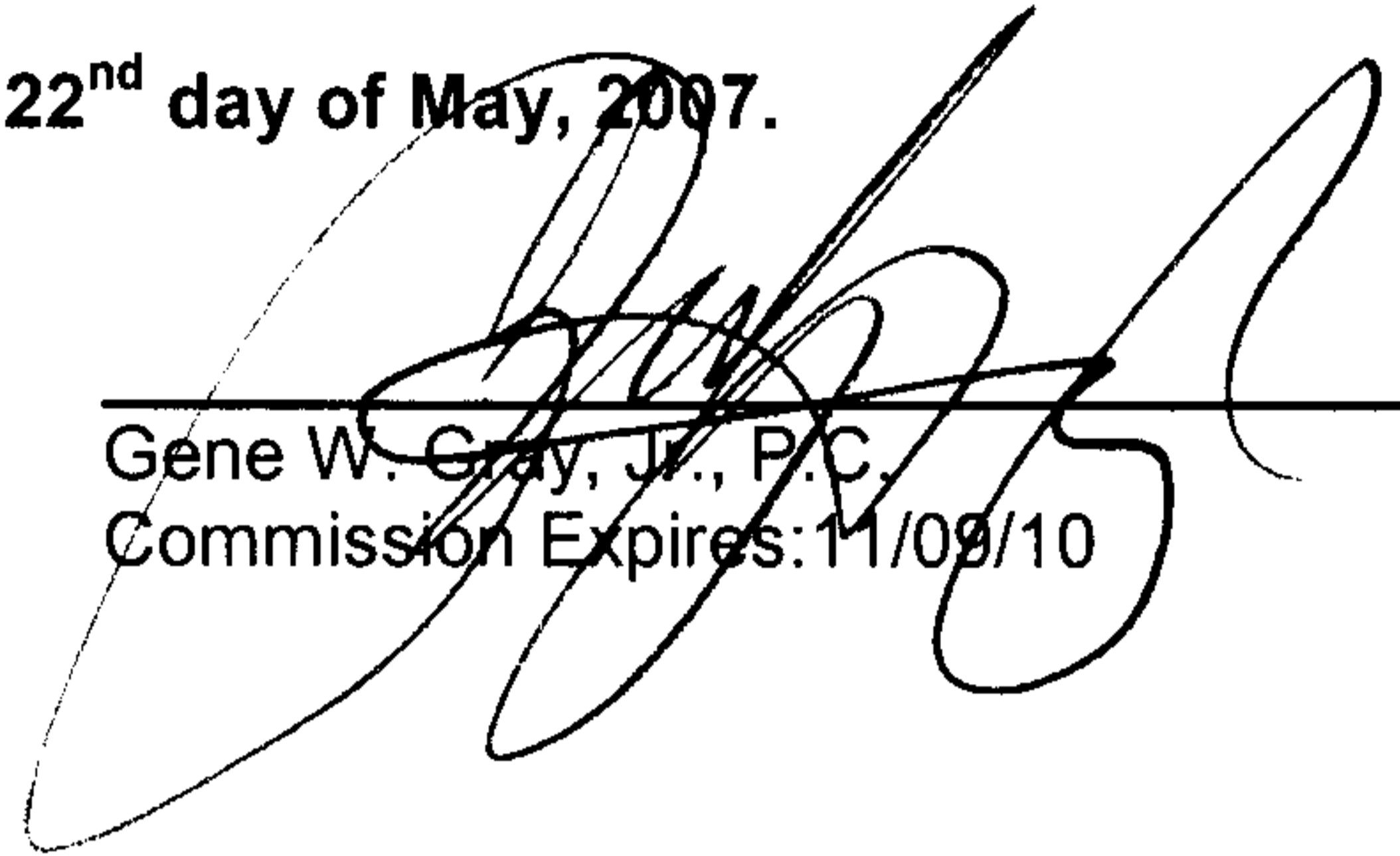


20070525000246580 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
05/25/2007 03:58:50PM FILED/CERT

**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 **CAMERON B. JONES** whose name as Attorney in Fact for **CAROLINE A. JONES** under that certain Durable Power of Attorney recorded in INSTUMENT NO _____ in the Public Records 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 **CAROLINE A. JONES** on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2007.


Gene W. Gray, 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:
CHRISTINA L. KIRBY
459 REACH DRIVE
BIRMINGHAM, AL 35242
09-4-20-2-008-003.000