

WARRANTY DEED

20070720000340110 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
07/20/2007 12:38:51PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and No/100 (\$5,000.00) Dollars and other good and valuable consideration to the undersigned grantor or grantors, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **JOYCE JONES** (herein referred to as GRANTOR, whether one or more) do hereby grant, bargain, sell and convey unto **GREG RUSHTON**. (herein referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to wit:

A parcel of land Lot 2 of the Joyce Jones subdivision, Map Book 38, Page 102; and subject to the Life Estate attached.

NOTE: This parcel shown and described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.

TO HAVE AND TO HOLD, to the said GRANTEE, in fee simple, and to his heirs and assigns forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, 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; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19<sup>th</sup> day of July, 2007.

Witness

STATE OF ALABAMA )  
COUNTY OF SHELBY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOYCE 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of July, 2007.

Notary Public

Shelby County, AL 07/20/2007  
State of Alabama

Deed Tax: \$5.00

Prepared by John Aaron.