



20080612000240290 1/2 \$18.00
Shelby Cnty Judge of Probate,AL
06/12/2008 01:45:43PM FILED/CERT

SEND TAX NOTICE TO:
GARY C. JONES
2026 TIMBERLINE DRIVE
CALERA, ALABAMA 35040

Shelby County, AL 06/12/2008
State of Alabama

Deed Tax:\$4.00

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
SHELBY COUNTY

Know All Men by These Presents: That for and in consideration of TWO HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$254,500.00) in hand paid to the undersigned **BANCORPSOUTH BANK** hereinafter referred to as "Grantor") by **GARY C. JONES** (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, Grantor does, by these presents hereby grant, bargain, sell and convey unto Grantee, the following described real estate, to-wit:

LOT 26, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; subject, however to the following.

1. Taxes for the current year 2008 and subsequent years, not yet due or payable.
2. Easements as recorded in said Probate Office.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Easements, buildings lines and restrictions as shown on recorded map.
5. Right-of-way granted to Alabama Power Company recorded in Vol. 323, Page 131; Vol. 219, Page 75 and Instrument 2002-6355 in said Probate Office.
6. Encroachments, variations in area or in measurements, boundary line disputes, roadways and matters not of record, including lack of access, which would be disclosed by an accurate survey and inspection of the property.
7. Easements or other uses of subject property not visible from the surface, or easements or claims of easements, not shown by public records.

Further subject to outstanding rights of redemption applicable under the laws of the State of Alabama which rights expire on 11/28/08.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 6th day of June, 2008.



BANCORPSOUTH BANK

BY: *Don Giardina*
ITS: Div. President

BY: *Bryan Shanahan*
ITS: Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that Don Giardina and Bryan Shanahan, whose name as Division President and Vice President of BANCORPSOUTH BANK 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, they, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 6 day of June, 2008.

Deborah Jo Pate Avera
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: **Oct 28, 2008**
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY:
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, ALABAMA 35223