

20080701000267270 1/1 \$15.50
Shelby Cnty Judge of Probate, AL
07/01/2008 11:18:28AM FILED/CERT

Shelby County, AL 07/01/2008
State of Alabama
Deed Tax: \$4.50

08-0188

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Two Hundred Seventy Five Thousand Dollars (\$275,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Susan D. Franks, an unmarried woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David K. Jones** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 454, according to the survey of Forest Parks, 4th Sector, 1st Phase, as recorded in Map Book 23, Pages 99A & 99B, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

\$270,751.00 of the above consideration is being paid by a purchase money mortgage filed simultaneously herewith.

To Have and to Hold to the said grantee, 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this the

27th day of **June, 2008.**

Susan D. Franks (Seal)
Susan D. Franks

STATE OF ALABAMA

COUNTY OF Shelby

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that, **Susan D. Franks**, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of **June, 2008.**

Bryan Gregg
Notary Public
My Commission Expires: 10-6-2011

Send Tax Notice To & This Instrument Prepared By:
David K. Jones
191 Linwood Road
Sterrett, AL 35147

