

This instrument was prepared by:

(Name) Larry L. Halcomb, Attorney
(Address) 3512 Old Montgomery Hwy, Ste. 219
Birmingham, AL 35209

114 517.07
68,710.20

Send Tax Notice To: Amber E. Jones
name
107 Chase Creek Circle
Pelham, AL 35124
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO THOUSAND THREE HUNDRED NINETEEN AND NO/100 DOLLARS** (\$2,319.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Christopher P. Wallace, A Single Man; Karla S. Jones, A Married Woman and Gary A. Wallace, A Married Man**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeffrey T. Jones & Amber E. Jones**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 50, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, page 73, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2008.

Subject to items on attached Exhibit "A".

Subject property is not the homestead of the Grantors, Karla S. Jones and Gary A. Wallace, nor their respective spouses.


20080903000350950 1/3 \$87.00
Shelby Cnty Judge of Probate, AL
09/03/2008 10:20:57AM FILED/CERT

Shelby County, AL 09/03/2008
State of Alabama
Deed Tax: \$69.00

****and the assumption of the indebtedness secured by the Mortgage recorded in Instrument 20060607000270070.**

TO HAVE AND 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 the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 27th day of August, 2008

Christopher P. Wallace (Seal)
Gary A. Wallace (Seal)
____ (Seal)

Karla S. Jones (Seal)
____ (Seal)
____ (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the Undersigned, a Notary Public in and for the said County, in said State, hereby certify that Christopher P. Wallace, A Single Man whose name(s) 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 he executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 27th day of August A.D., 2008

[Signature] Notary Public
My Commission Expires: 1/23/10

STATE OF ALABAMA

MADISON COUNTY

20080903000350950 2/3 \$87.00
Shelby Cnty Judge of Probate, AL
09/03/2008 10:20:57AM FILED/CERT

I, the Undersigned, a Notary Public in and for the said County, in said State, hereby certify that Karla S. Jones and Gary A. Wallace whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 27 day of August, 2008.

NOTARY PUBLIC

My Commission Expires: 11-21-09



20080903000350950 3/3 \$87.00
Shelby Cnty Judge of Probate, AL
09/03/2008 10:20:57AM FILED/CERT

EXHIBIT "A"

Restrictions appearing of record in Instrument 1994-30995, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Easement to Pelham, as recorded in Deed Book 341, Page 725, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Instrument 1993-33646, in the Probate Office of Shelby County, Alabama.

Restrictions and Easement to Alabama Power Company appearing of record in Instrument 1995-12819, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Rights of owners and adjoining property in and to joint and common rights in building on lots including roof, foundation and party walls.

Building line(s) as shown by recorded map.

Easement(s) as shown by recorded map.