

This instrument was prepared by:
Gathel O. Runnels, Jr., Attorney at Law
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
Robin Jones
3442 Wildewood Drive
Pelham, AL 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$106,500.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **SUSAN D. WOODS, AN UNMARRIED WOMAN**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **ROBIN JONES** (herein referred to as grantee, whether one or more), all of their interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, Block 2, according to the Survey of Wildewood Village, First Addition, Second Sector as recorded in Map Book 8, page 78, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2011 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Right of way to South Central Bell, recorded in Deed Book 339, page 406 and Deed Book 351, Page 358, in the Probate Office of Shelby County, Alabama. (b) Right of way granted to Alabama Power Company by Instrument recorded in Deed Book 340, Page 88 in the Probate Office of Shelby County, Alabama. (c) Agreement with Alabama Power Company recorded in Miscellaneous Volume 45, page 101, in the Probate Office of Shelby County, Alabama. (d) Restrictions appearing of record in Shelby Real 50, Page 992, 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.

\$103,799.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And I/we do, for ourselves and for my/our heirs, executors and administrators, covenant with said grantee, its successors and assigns, that I am/we are lawfully seized in fee simple of said premises; that they are free from 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 our heirs, executors and administrators shall warrant and defend the same

to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set our hands and seals this 29th day of July, 2011.

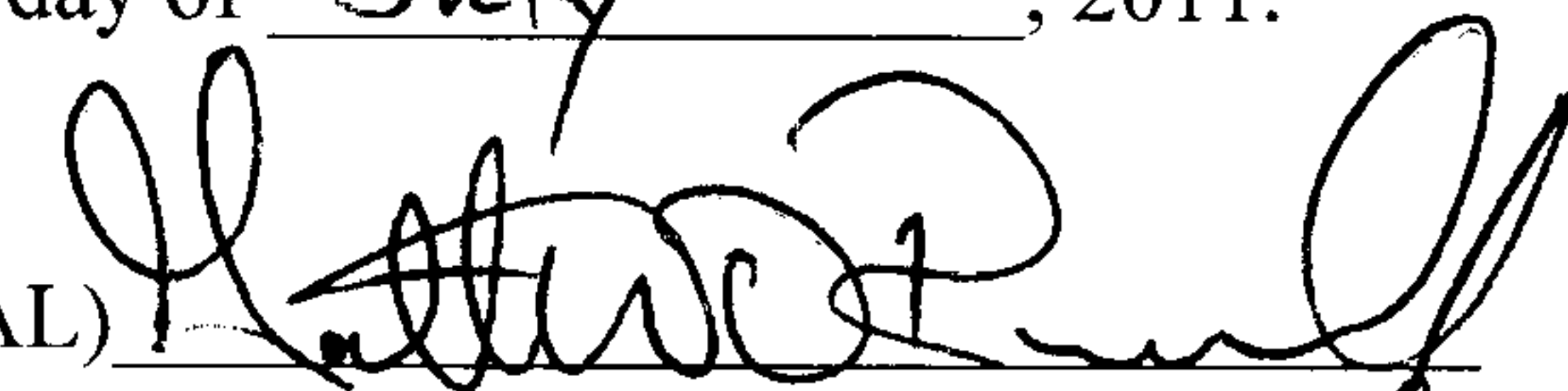

Susan D. Woods

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned Notary Public in said and for said County, in said State, hereby certify that, **Susan D. Woods**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2011.

GATHEL O. RUNNELS, JR.
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 27, 2013

(SEAL) 
Notary Public
My Commission Expires: 2/27/13

Shelby County, AL 08/04/2011
State of Alabama
Deed Tax: \$3.00