

File No.: 12001

WARRANTY DEED

20120201000038400 1/1 \$24.50
Shelby Cnty Judge of Probate, AL
02/01/2012 01:41:19 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)
SEND TAX NOTICE TO:
Kathryn Roach
131 Shine Drive
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY: W.
Eric Pitts, W. Eric Pitts, L.L.C. P.O. Box 280,
Alabaster, AL 35007. No title opinion
requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Melissa D. Jones fka Melissa Ann Deadman, a married woman, and Anthony S. Jones, her husband, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$112,500.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to Kathryn Roach (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows::

Lot 16, according to the Final Plat of Wynfield Parc, Phase Two, as recorded in Map Book 29, Page 128, in the Probate Office of Shelby County, Alabama.

\$101,250.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

****Melissa D. Jones is one and the same as, and formerly known as, Melissa Ann Deadman, grantee in that certain deed recorded in Instrument No. 20041020000578510****

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTORS are at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hands and seals on January 23, 2012.

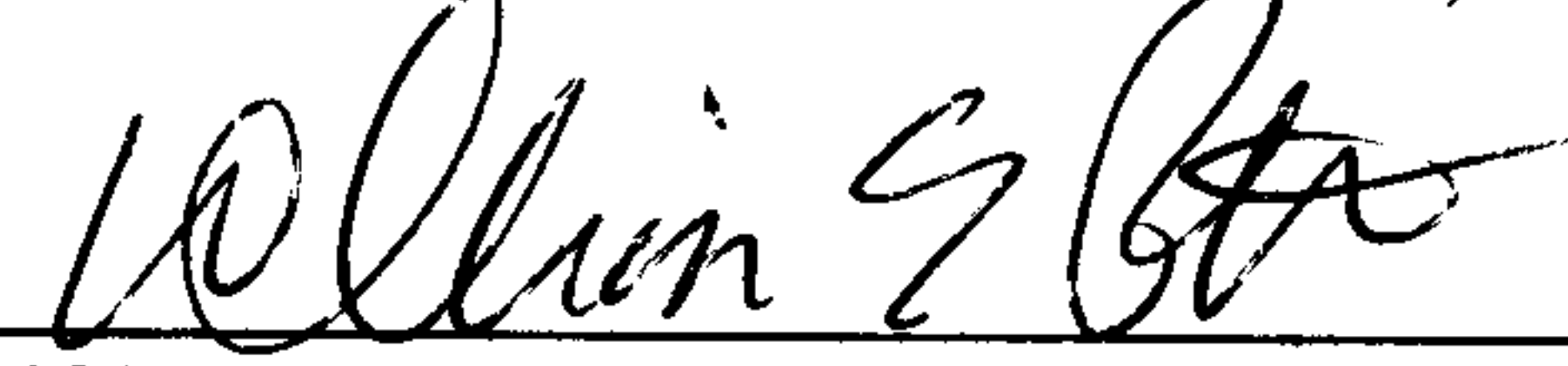

Melissa D. Jones fka Melissa Ann Deadman

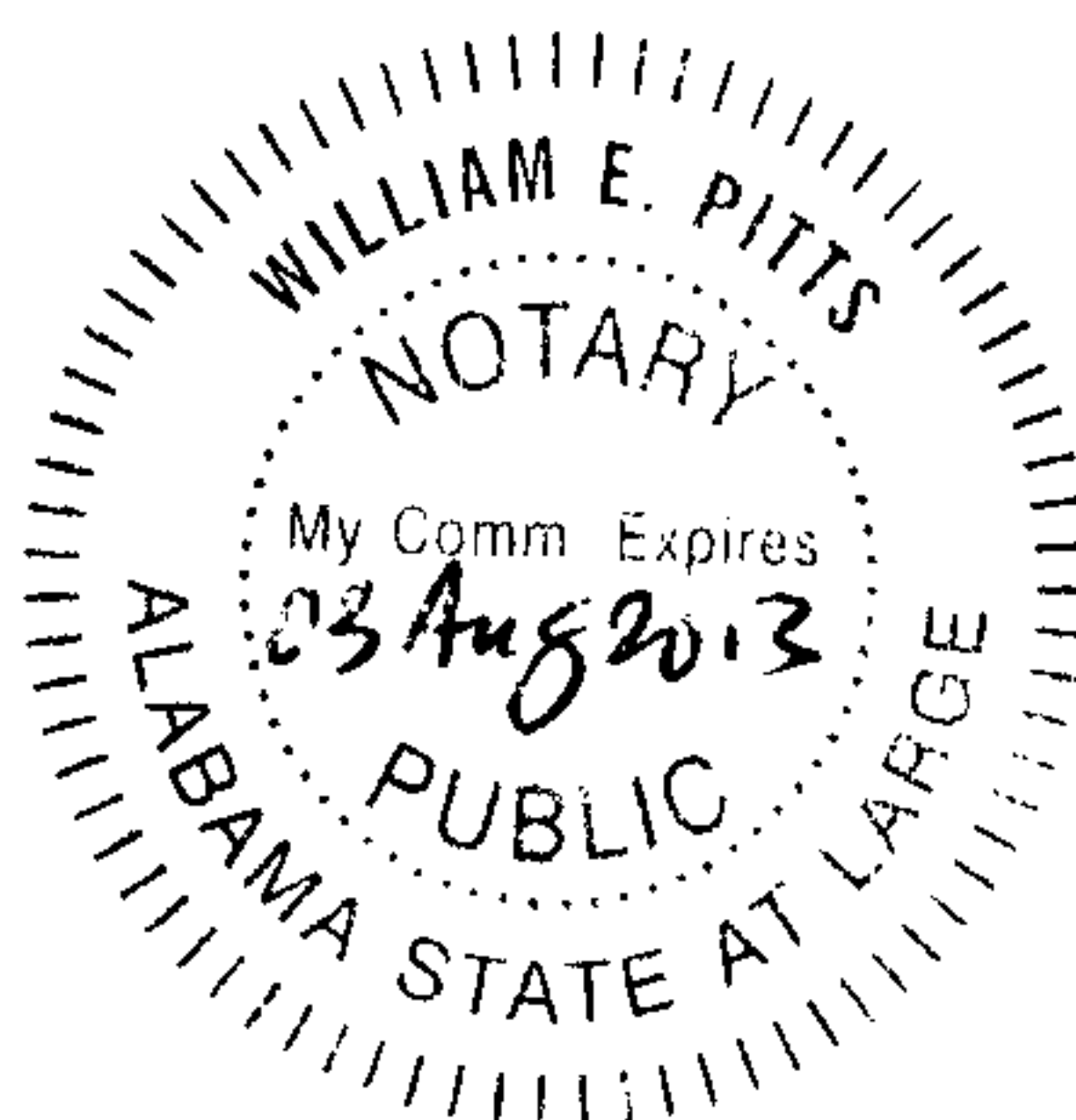

Anthony S. Jones

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Melissa D. Jones fka Melissa Ann Deadman and Anthony S. Jones whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on January 23, 2012.


NOTARY PUBLIC



Shelby County, AL 02/01/2012
State of Alabama
Deed Tax: \$11.50