

Send tax notice to:
GINA P. JONES
126 S HILL DRIVE
WILSONVILLE, AL, 35186

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017637T

20171113000408130
11/13/2017 09:08:25 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand and 00/100 Dollars (\$125,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JESSE MCDONALD and KATIE MCDONALD F/K/A KATIE MCCOY, husband and wife **whose mailing address** is: 545 St Clair Shores Rd, Clapwell AL 35054 (hereinafter referred to as "Grantors") by GINA P. JONES and ROBERT S. JONES **whose property address** is: 126 S HILL DRIVE, WILSONVILLE, AL, 35186 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the map and survey of Southhills Subdivison, as recorded in Map Book 22, page 72 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements and building setback lines, as shown on the recorded map and survey of Southhills Subdivision, as recorded in Map Book 22, Page 72, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records..


\$118,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

KATIE MCCOY AND KATIE MCDONALD ARE ONE AND THE SAME PERSON

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 7th day of November, 2017.

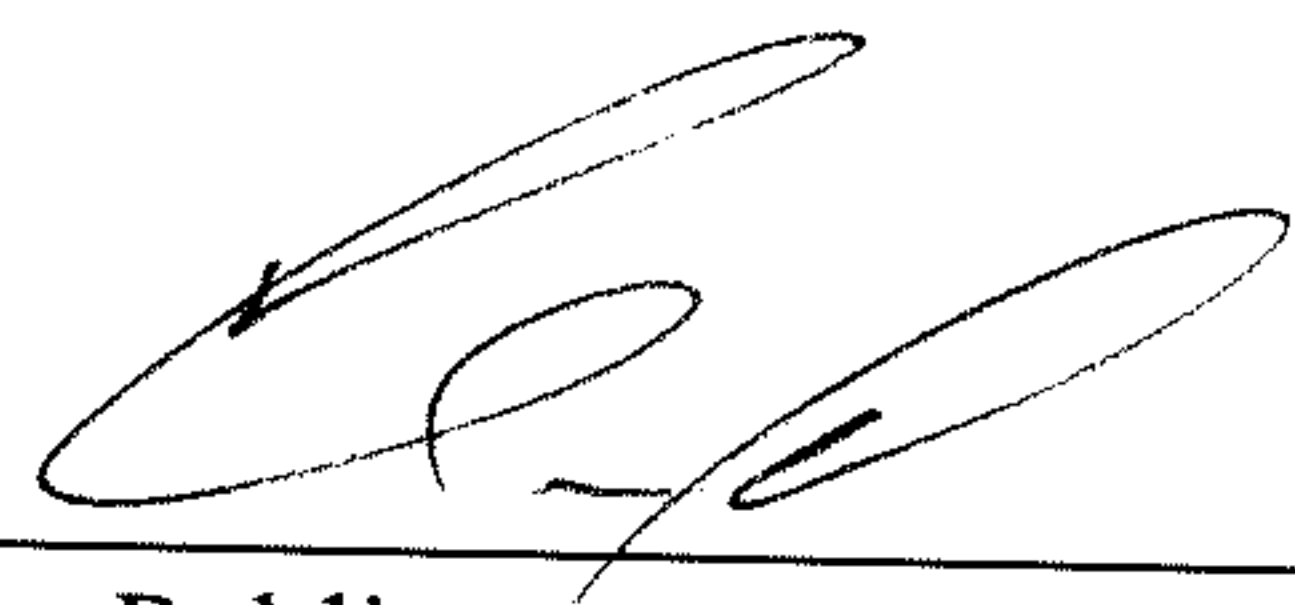

JESSE MCDONALD


KATIE MCDONALD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that JESSE MCDONALD and KATIE MCDONALD whose name(s) is/are signed
to the foregoing instrument, and who is/are known to me, acknowledged before me on this
day, that, being informed of the contents of the said instrument, he/she/they executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of November, 2017.



Notary Public
Print Name:
Commission Expires:

4/30/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/13/2017 09:08:25 AM
\$24.50 CHERRY
20171113000408130

