

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Carlisle Jones
Vivian Jones
3059 Salisbury Road
Birmingham, AL 35213

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Mary Moren S. Crommelin Family Trust,
established under the Estate of Mary Moren S. Crommelin, deceased Jefferson County Probate
Case No. 210638, by and through
William David Sellers Crommelin, its Co-Trustee and Regions Bank, its Co-Trustee

(herein referred to as Grantor) do grant, bargain, sell and convey unto
Carlisle Jones and Vivian Jones

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT A

Note to Recording Clerk: The Tax Assessed Value of the property is \$908,500.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Mary Moren S. Crommelin Family Trust, established under the Estate of Mary Moren S. Crommelin, deceased Jefferson County Probate Case No. 210638, by its Co-Trustee, William David Sellers Crommelin and Regions Bank, its Co-Trustee who are authorized to execute this conveyance, has hereto set its signature and seal, this March 20, 2019.

Mary Moren S. Crommelin Family Trust,
established under the Estate of Mary Moren S.
Crommelin, deceased Jefferson County Probate
Case No. 210638

by: W. David Sellers Crommelin
William David Sellers Crommelin
Its: Co-Trustee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

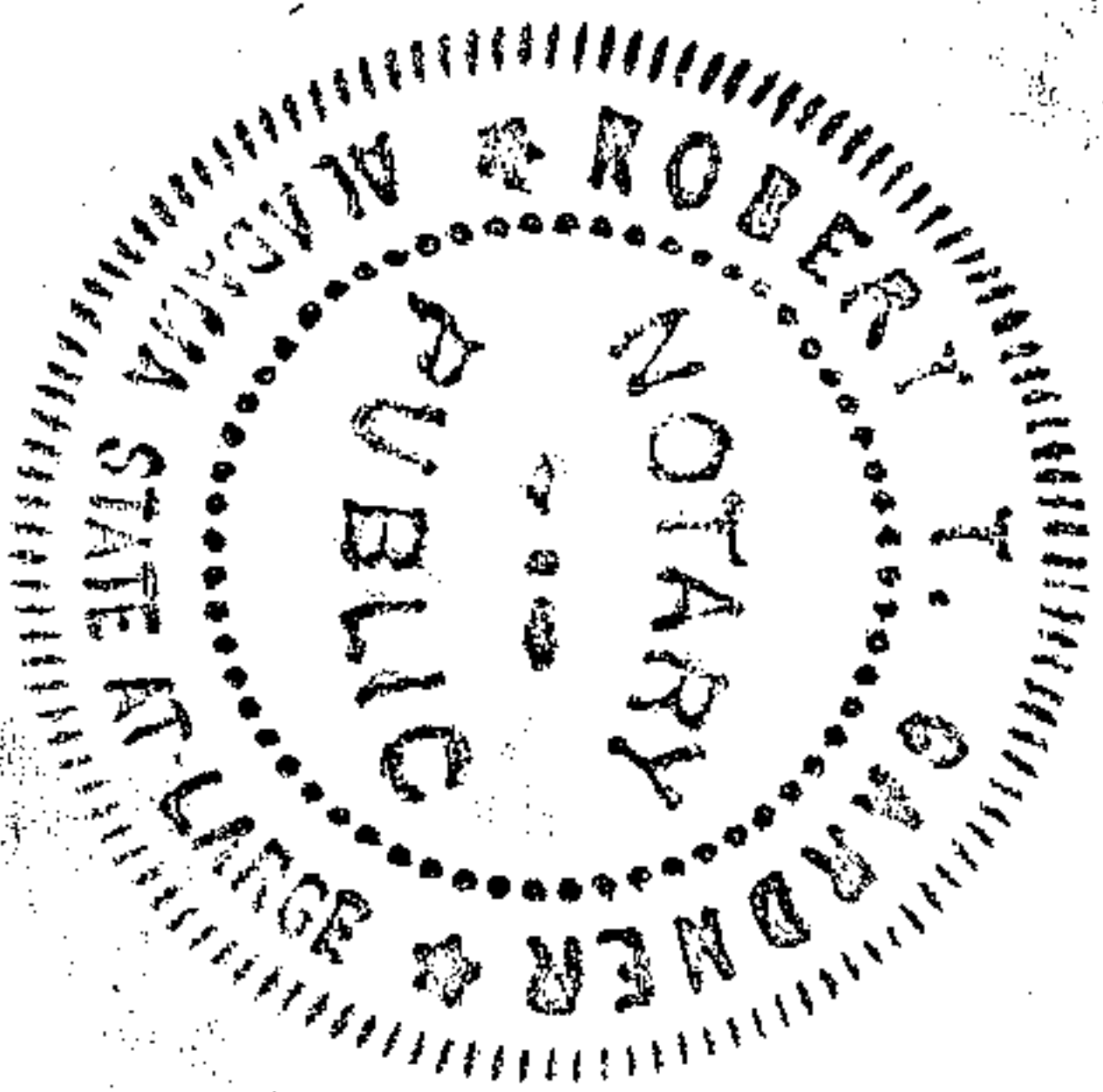
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William David Sellers Crommelin whose name as Co-Trustee of Mary Moren S. Crommelin Family Trust, established under the Estate of Mary Moren S. Crommelin, deceased Jefferson County Probate Case No. 210638, is 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, William David Sellers Crommelin, in his capacity as such Co-Trustee and with full authority, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this March 20, 2019.

[Signature]
Notary Public

My Commission Expires:

10/19/20



Mary Moren S. Crommelin Family Trust,
established under the Estate of Mary Moren S.
Crommelin, deceased Jefferson County Probate
Case No. 210638

by: _____

Regions Bank, Co-Trustee

By: Seth Cannon

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Seth Cannon as Vice President of Regions Bank, Co-Trustee of the Mary Moren S. Crommelin Family Trust, established under the Estate of Mary Moren S. Crommelin, deceased Jefferson County Probate Case No. 210638, 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, Seth Cannon, as Vice President of Regions Bank, in his capacity as such Co-Trustee and with full authority, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this March 21, 2019.

My Commission Expires: 7/26/2020

Grantor's Address:
P.O. BOX 10463
Birmingham, AL 35202
Property Address:
1180 Wehapa Circle
Leeds, AL 35094

Notary Public



Exhibit A – Legal Description

A parcel of land situated in the Southeast 1/4 of the Southwest 1/4 of Section 8 and the Northeast 1/4 of the Northwest 1/4 of Section 17, all in Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 17; thence in a Westerly direction, along and with the North line of said 1/4 - 1/4 section, 321.15 feet to a point; thence with a deflection of 42°56'30" left, leaving said North line, 137.01 feet to an iron pin on the margin of a private road, the Point of Beginning and the beginning of a curve to the left, said curve having a central angle of 67°09' and a radius of 125.46 feet; thence along and with margin of said private road and the arc of said curve 147.04 feet to an iron pin; thence tangent to said curve and along and with said margin of said private road, 136.30 feet to an iron pin and the beginning of a curve to the right, said curve having a central angle of 57 degrees 27 minutes and a radius of 75.32 feet; thence along and with the margin of said private road and the arc of said curve 75.52 feet to an iron pin; thence tangent to said curve and along and with the margin of said private road 55.54 feet to an iron pin and the beginning of a curve to the right, said curve having a central angle of 9°18'30" and a radius of 594.18 feet; thence along and with the margin of said road and the arc of said curve, 96.53 feet to an iron pin; thence tangent to said curve and along and with the margin of said private road 62.99 feet to a nail and cap; thence with a deflection of 106°54'45" right, leaving said private road, 275.33 feet to an iron pin and the beginning of a curve to the left, said curve having a central angle of 87°15'15" and a radius of 84.91 feet; thence along and with the arc of said curve 129.31 feet to an iron pin; thence tangent to said curve 18.5 feet, more or less, to the edge of Wehapa Lake as situated on October 8, 1994; thence in a Northerly, Easterly, Southerly and Easterly direction, along and with the margin of Wehapa Lake 950 feet, more or less, to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/22/2019 08:45:47 AM
 \$934.50 CHERRY
 20190322000092310

Allen S. Bayl