

SEND TAX NOTICE TO:
Kevin Wayne Jones and Cindy Jones

251 Hwy 438
Wilsonville, AL 35186

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

20220628000258430
06/28/2022 03:49:29 PM
DEEDS 1/2

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sequoia II, LLC, a Limited Liability Company**, whose address is 300 Manhattan Lakes, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Kevin Wayne Jones and Cindy Jones**, as joint tenants with rights of survivorship, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Kevin Wayne Jones and Cindy Jones**, the following described real estate situated in Shelby County, Alabama, **the address of which is 251 Hwy 438, Wilsonville, AL 35186 to-wit:**

Lot 5, according to the Survey of Bova Acres, as recorded in Map Book 27 Page 105, in the Probate Office of Shelby County, Alabama.

Together with an easement over and along the existing driveway as shown on the South side of Lot 4, according to the survey of Bova Acres, as recorded in Map Book 27, Page 105, in the Probate Office of Shelby County, Alabama, said easement shall extend 2 on either side of the existing driveway.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$425,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of June, 2022.

[Signature]
Member
Sequoia II, LLC, a Limited Liability Company

By: Ronald J. Hughes

Its: Member

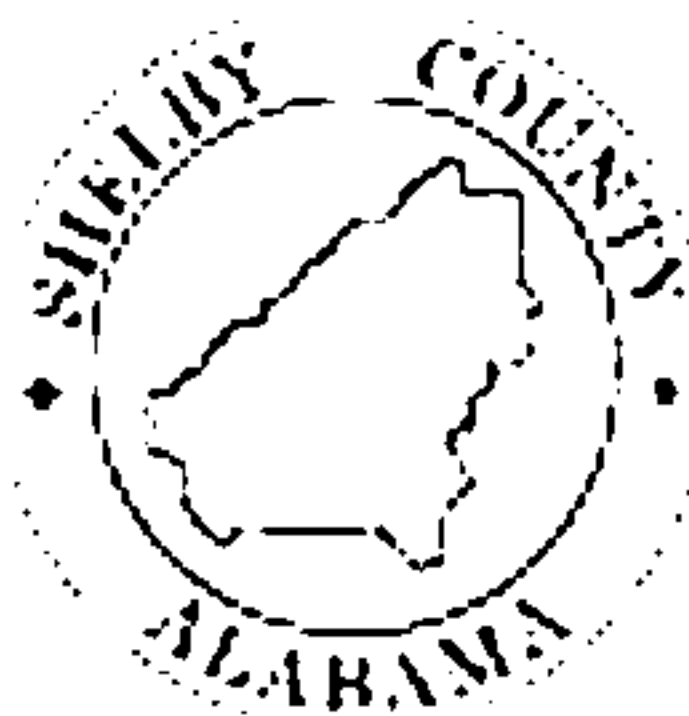
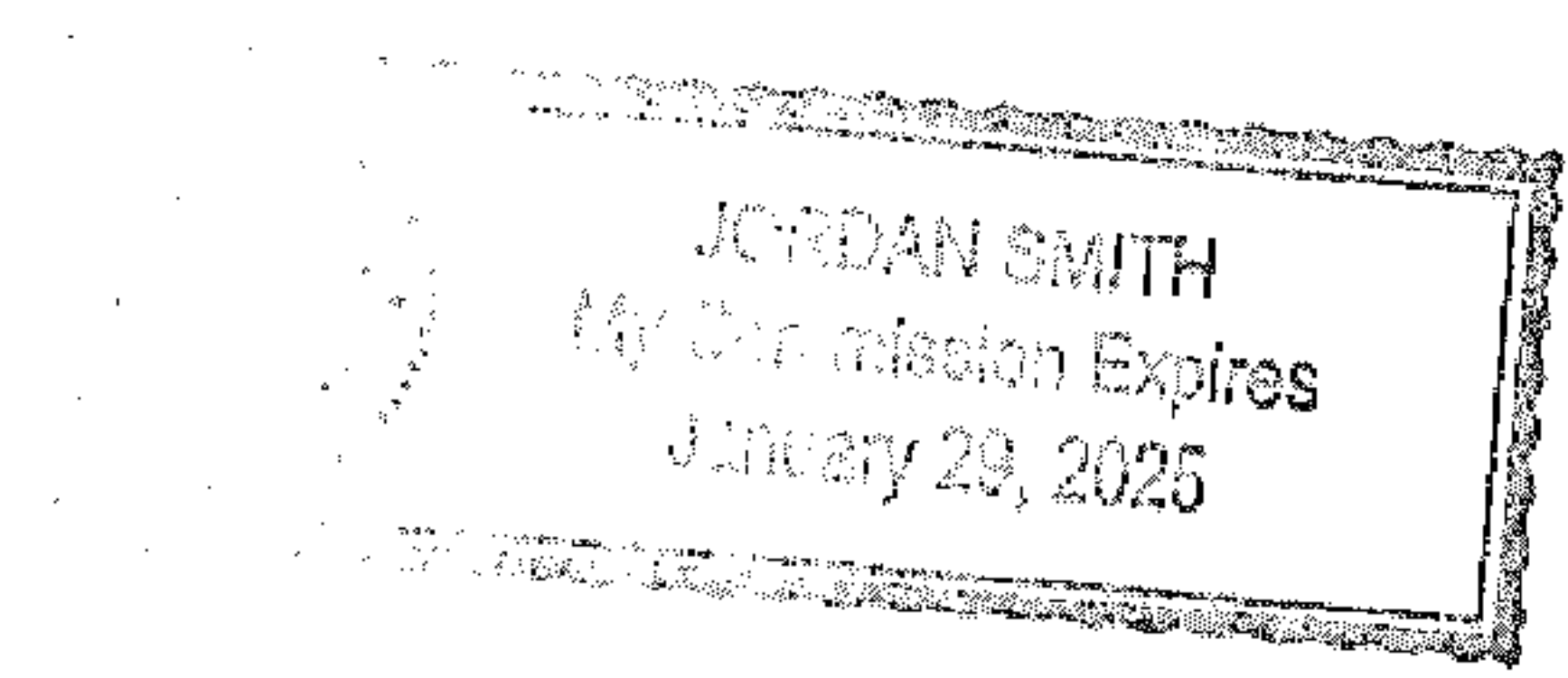
STATE OF ALABAMA
COUNTY OF SHELBY

I, Jordan Smith, a Notary Public, in and for said County in said State, hereby

certify that Ronald J. Hughes whose name as Member of Sequoia II, LLC, a Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 24th day of June, 2022.

[Signature]
Notary Public
My Commission Expires: 1/29/25



Allie S. Boyd