

20220908000349640
09/08/2022 08:09:34 AM
DEEDS 1/2

SEND TAX NOTICE TO:
James G. Bunn and Paula L. Bunn
353 Wixford Trace
Alabaster, AL 35007

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Norma J. Jones, an unmarried woman**, whose address is 218 Sweetbay Drive, Alabaster, AL 35114 (hereinafter "Grantor", whether one or more), by **James G. Bunn and Paula L. Bunn**, whose address is 353 Wixford Trace Alabaster AL. 35007 (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 **James G. Bunn and Paula L. Bunn, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 353 Wixford Trace, Alabaster, AL 35007 to-wit:**

Lot 333, according to the Survey of Weatherly Wixford Moor, Sector 24, as recorded in Map Book 20 Page 144, in the Probate Office of Shelby County, Alabama.

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 \$292,500.00 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 7th day of September, 2022.

Norma J. Jones by Ralph George Jones, her Attorney in Fact

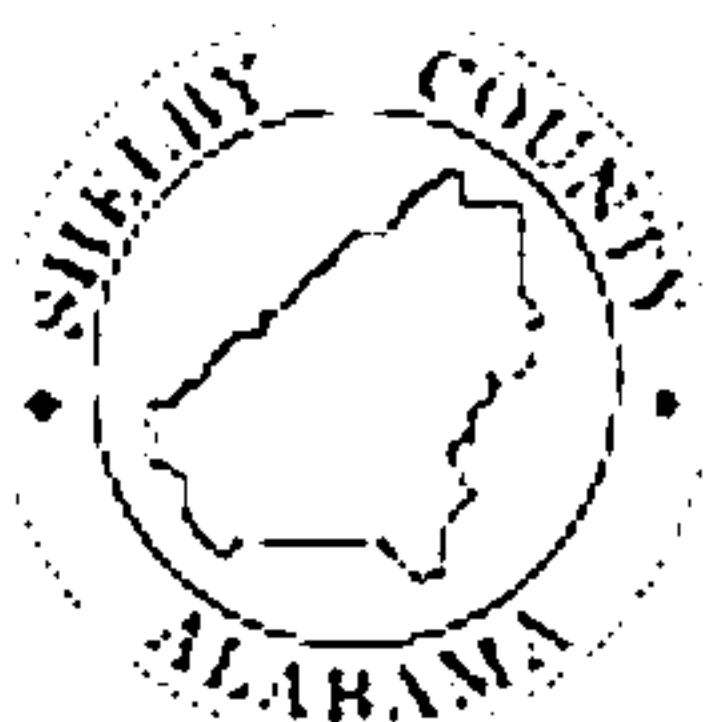
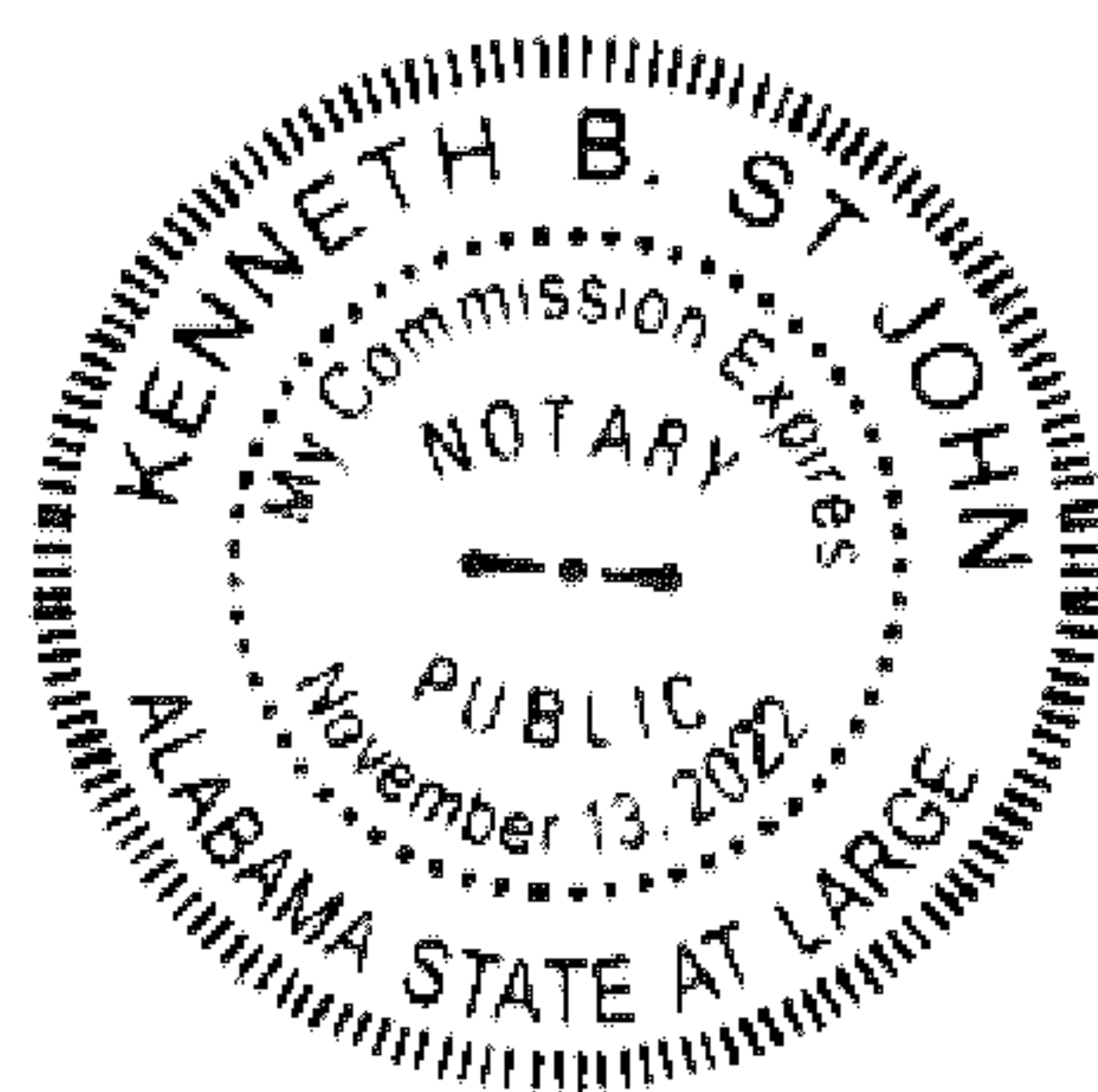
Norma J. Jones by Ralph George Jones, her Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Ralph George Jones whose name as attorney in fact for Norma J. Jones, 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, he, in his capacity as such attorney in fact, and with full authority, executed the same voluntarily, for Norma J. Jones, on the day the same bears date.

Given under my hand and official seal this 7th day of September, 2022.

[Signature]
Notary Public: *Kenneth B. St. John*
My Commission Expires: *11/13/2022*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2022 08:09:34 AM
\$57.50 JOANN
20220908000349640

Allie S. Bayl