

Send Tax Notice to:
Jennifer LaForge
3024 Highview Lane
Calera, AL 35040

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-22-3859**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$254,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Michael B. Jones and Christy M. Jones, husband and wife (herein referred to as "Grantor,"** whether one or more), whose mailing address is

1460 Secretariat Drive, Helena, AL 35080

by **Jennifer LaForge (herein referred to as "Grantee")**, whose mailing address is

3024 Highview Lane, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **3024 Highview Lane, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$250,282.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my(our) hand(s) and seal(s), this 28 day of Sept, 2022

Michael B. Jones
Michael B. Jones

Christy M. Jones
Christy M. Jones

State of Alabama
County of Shelby

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

Given under my hand and official seal this 28 day of Sept., 2022.

Sandy F. Johnson
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/22/2023

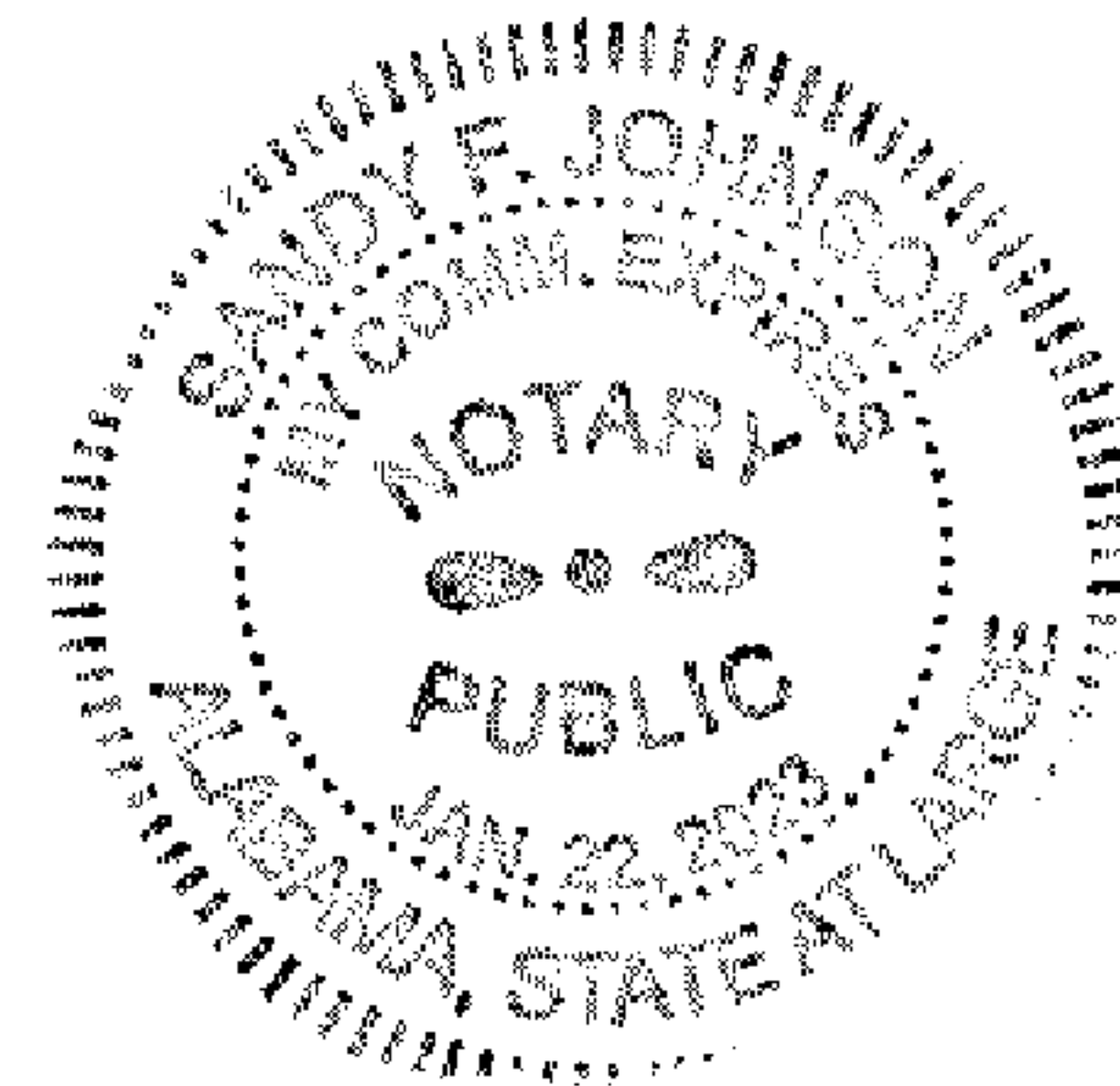


EXHIBIT A

Property 1:

Lot 1003, according to the Final Plat of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Pages 15 A & B in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2022 10:15:34 AM
\$33.00 BRITTANI
20220929000372790

Allen S. Bayl