

SEND TAX NOTICE TO:

Lewis F. Jones, Jr and Tammy S. Jones
3456 Birchwood Lane
Birmingham, AL 35243

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 **ONE HUNDRED NINETY EIGHT THOUSAND AND 00/100 (\$198,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Clay O'Neal, a married person**, whose address is 152 Grande Vista Way, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Lewis F. Jones, Jr and Tammy S. Jones**, whose address is 3456 Birchwood Lane, Birmingham, AL 35243, (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 **Lewis F. Jones, Jr and Tammy S. Jones, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is Lot 2 Highway 47, Chelsea, AL 35043 to-wit:**

Lot 2, according to the Final Plat of Aaron Clayton Clay O'Neal Subdivision as recorded in Map Book 56, Page 43, Probate Office, 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.

The subject property does not constitute the homestead of the grantor nor their spouse.

Mobile Homes and/or Manufactured Homes are not permitted on the subject property.

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.

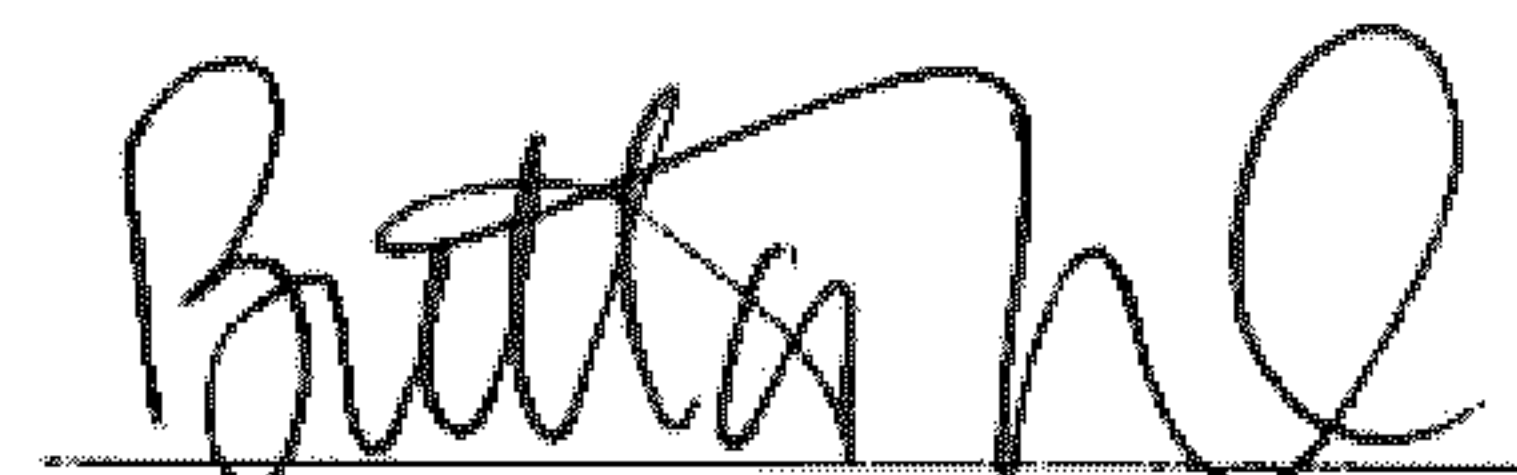
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of August, 2023.


Clay O'Neal

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Clay O'Neal whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2023.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2023 09:04:32 AM
\$223.00 BRITTANI
20230811000242920

