

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
1550 West 2nd Street, Suite A4
Gulf Shores, Alabama 36542

Send Tax Notice To:
William Cary Jones, III
Lisa A. Jones
101 Grey Oaks Court
Pelham, Alabama 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Five Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$549,900.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Rondal M. Robertson and Audrea M. Robertson, Husband and Wife** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **William Cary Jones, III and Lisa A. Jones**, as joint tenants with rights of survivorship (hereinafter Grantees), all of my right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 418, according to the Amended Plat of Grey Oaks, Sector 4, as recorded in Map Book 50, Page 23, in the Probate Office of Shelby County, Alabama.

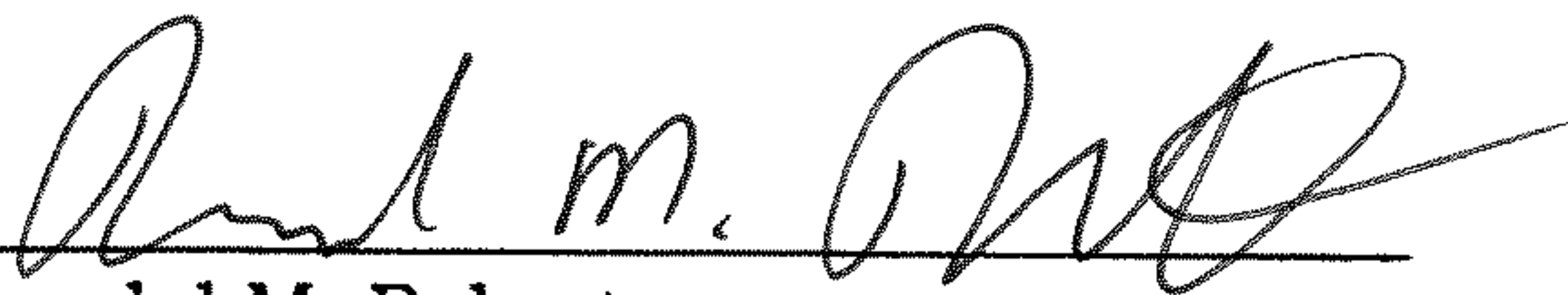
NOTE: \$439,920.00 of the above recited consideration was obtained from a purchase money mortgage executed and recorded simultaneously herewith.

Subject to current taxes, mineral and mining rights, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, also the following as recorded in the Office of the Judge of Probate for Shelby County, Alabama:

1. Easements, restrictions, conditions, setback lines, and all other matters as shown in recorded plat of subdivision as recorded in Map Book 50, Page 23 in the Office of the Judge of Probate for Shelby County, Alabama.
2. Declaration of Protective Covenants for Grey Oaks as recorded in Instrument No. 20130802000315870; First Amendment to Amended and Restated Declaration of Protective Covenants as recorded in Instrument No. 20140116000015970; as affected by that certain Scrivener's Affidavit as recorded in Instrument No. 20170419000131930; Second Amendment to Amended and Restated Declaration of Protective Covenants as recorded in Instrument No. 2017042000139590; and Third Amendment to Amended and Restated Declaration of Protective Covenants as recorded in Instrument No. 20210111000016560 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee as joint tenants, with rights of survivorship, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators covenant with the said Grantee, and Grantee's heirs 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, the undersigned have hereunto set our hands and seals on the 8th day of March, 2024.



Rondal M. Robertson




Audrea M. Robertson

STATE OF ALABAMA

COUNTY OF JEFFERSON

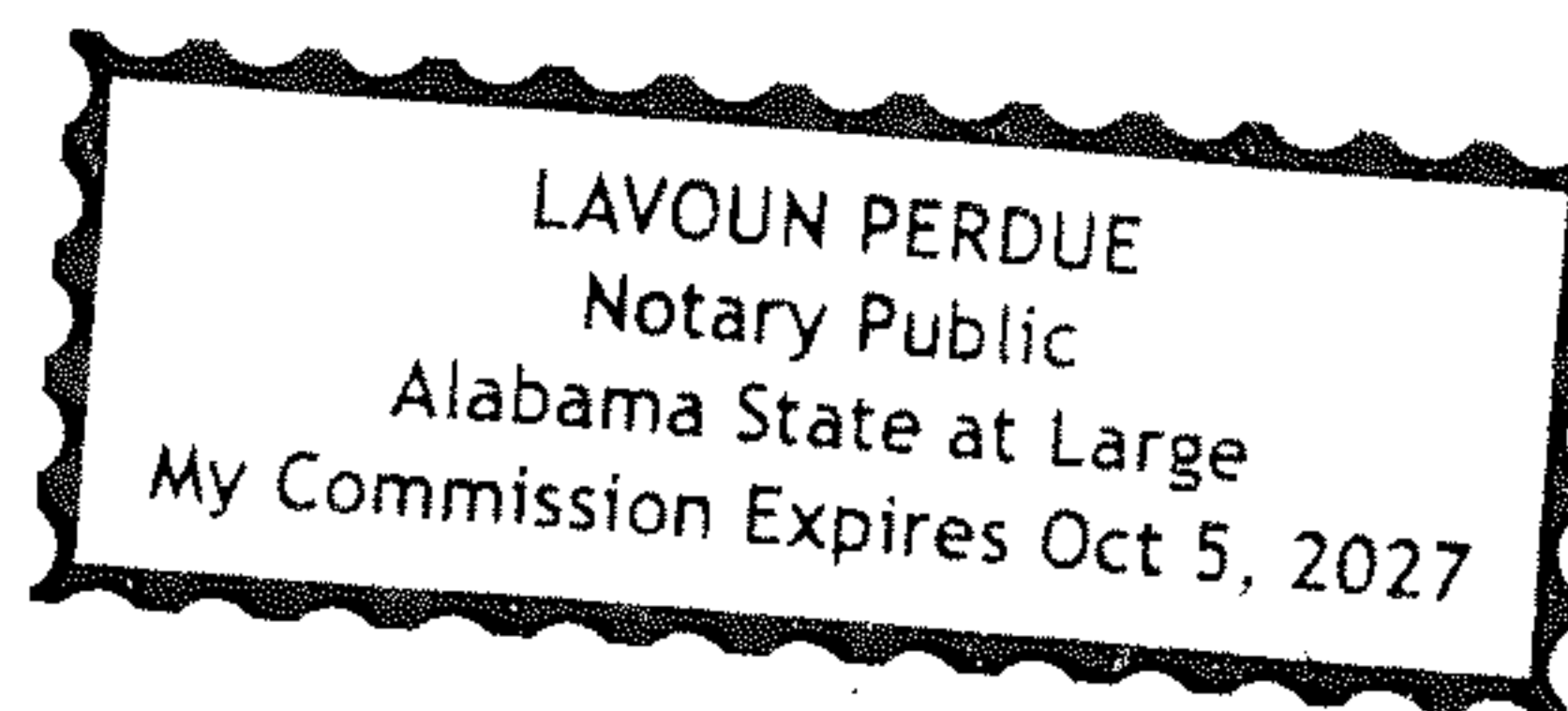
I, the undersigned, a Notary Public in and for said County and said State, hereby certify that Rondal M. Robertson and Audrea M. Robertson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents, they executed the same voluntarily on the day the same bears date. Given under my hand this 8th day of March, 2024.



Notary Public

Printed Name:

My Commission Expires:



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Rondal M. Robertson and Audrea M. Robertson</u>	Grantee's Name	<u>William Cary Jones, III and Lisa A. Jones</u>
Mailing Address	<u>101 Grey Oaks Ct Pelham, AL 35124</u>	Mailing Address	
Property Address	<u>101 Grey Oaks Court Pelham, AL 35124</u>	Date of Sale	<u>March 8, 2024</u>
		Total Purchase Price	<u>\$549,900.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input type="checkbox"/> Closing Statement	_____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/9/24 Print William Cary Jones, III *William Cary Jones III*
 _____ Sign *William Cary Jones III*
 Unattested (verified by) _____ (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/11/2024 12:13:54 PM
 \$138.00 JOANN
 20240311000065590

Form RT-1

Allen S. Beyl