

This instrument prepared by:
WAYNE M. JONES, ATTORNEY
2337 Valleydale Road
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



20160819000299110 1/4 \$712.00
Shelby Cnty Judge of Probate, AL
08/19/2016 01:20:08 PM FILED/CERT

Send Tax Notice To:

Wayne M. Jones

59 Choctaw Lane

Indian Springs, Alabama 35124

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt and sufficiency whereof is acknowledged, I, Wayne Michael Jones, a married man, (herein referred to as Grantor) do grant, bargain, sell and convey unto Alexandria C. Jones, Sierra G. Jones and Winn M. Jones (herein referred to as Grantees), each grantee receiving a undivided one third interest in the whole, for and during their joint lives and upon the death of any of them, then to the survivor of them, reserving unto the grantor, Wayne Michael Jones a life estate in the following described real estate in Shelby County, Alabama, to-wit:

As described in the Exhibit "A" attached hereto and made a part hereof.

This property is not now and it has never been the homestead of the grantor or his spouse.

Subject to the following:

1. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 141 page 511 and Deed 176 page 382 and Deed 133 page 592 and Deed 124 page 482 in the Probate Office.
2. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed 135 page 28 in the Probate Office.
3. Easement(s) to South Central Bell as shown by instrument recorded in Deed 278 page 102 in the Probate Office.
4. Any Mineral and mining rights not owned by the Sellers.
5. All assessments and taxes due in 2016 which are a lien but not yet due and payable.
6. Current existing mortgage and any renewals, extensions or assignments thereof.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever subject to the reservation of the life estate of Wayne Michael Jones, Grantor. And I do, for Myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of August, 2016.


Wayne Michael Jones

Shelby County, AL 08/19/2016
State of Alabama
Deed Tax: \$688.00

STATE OF ALABAMA)
SHELBY COUNTY

) GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby



20160819000299110 2/4 \$712.00
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20050318000122138 3/4 \$224.00
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03/18/2005 08:11:39 AM FILED/CERT

EXHIBIT "A"

A part of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

Parcel A:

A parcel of land located in the East half of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commerce at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 22; thence run south along the Section line a distance of 1513.89 feet; thence turn right 85 deg. 38 min. 12 sec. a distance of 626.92 feet to the point of beginning; said point being located on the Northerly right of way of Highway #119; thence continue last course along said right of way a distance of 476.74 feet; thence turn right 90 deg. 31 min. 08 sec. a distance of 167.91 feet; thence turn left 35 deg. 54 min. 03 sec. a distance of 239.82 feet to the centerline of Bishop Creek; thence run Northerly and Easterly along the centerline of said creek the following angles and distances; thence turn right 72 deg. 59 min. 34 sec. a distance of 116.5 feet; thence turn left 46 deg. 02 min. 17 sec. a distance of 167.63 feet; thence turn right 17 deg. 21 min. 14 sec. a distance of 60.00 feet; thence turn right 29 deg. 44 min. 42 sec. a distance of 40.31 feet; thence turn right 19 deg. 39 min. 13 sec. a distance of 46.10 feet; thence turn right 43 deg. 46 min. 52 sec. a distance of 90.14 feet; thence turn right 26 deg. 17 min. 46 sec. a distance of 132.10 feet; thence turn left 42 deg. 28 min. 14 sec. a distance of 66.71 feet; thence turn left 20 deg. 41 min. 43 sec. a distance of 54.08 feet; thence turn left 11 deg. 18 min. 36 sec. a distance of 49.50 feet; thence turn right 38 deg. 39 min. 35 sec. a distance of 46.66 feet; thence turn right 66 deg. 11 min. 08 sec. leaving the creek a distance of 547.02 feet; thence turn right 20 deg. 30 min. 00 sec. a distance of 81.56 feet; thence turn right 91 deg. 07 min. 04 sec. a distance of 100.48 feet; thence turn left 91 deg. 07 min. 04 sec. a distance of 100 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel B:

A parcel of land in the Southeast $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Southeast $\frac{1}{4}$; thence run South along the East Section line 1513.89 feet to the Northerly right of way of Alabama Highway No. 119; thence turn right 85 deg. 38 min. 12 sec. and run Westerly along said right of way 1103.66 feet to the point of beginning; thence turn right 90 deg. 31 min. 08 sec. and run Northerly 167.91 feet; thence turn left 35 deg. 54 min. 03 sec. and run Northwesterly 239.82 feet to the center of Bishop Creek; thence run Southwesterly along the meander of said creek to the intersection of said creek with the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 22 (chord data: turn left 108 deg. 05 min. 39 sec. from last course a distance of 131.69 feet along Bishop Creek to said West $\frac{1}{4}$ line); thence turn left 34 deg. 50 min. 49 sec. from said chord and run South along said West $\frac{1}{4}$ line 257.71 feet to the Northerly right of way of said Highway; thence turn left 91 deg. 40 min. 36 sec. and run Easterly along said right of way 223.26 feet to the point of beginning; being situated in Shelby County, Alabama.



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03/18/2005 8:11:39AM FILED/CERT

Less and Except the following properties:

A parcel of land situated in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama:

Commencing at point where the East boundary of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West, intersects the north right of way line of Shelby County Road No. 119; thence westerly along said right of way line a distance of 548.40 feet to a point; thence turn an inside angle of 85 deg. 47 min. for a distance of 98.15 feet to the point of beginning; thence continue in same said direction a distance of 81.85 feet to a point; thence turn an angle of 20 deg. 30 min. to the left for a distance of 510.00 feet to a point in the centerline of a creek; thence South a distance of 159.10 feet to a point; thence turn an angle of 20 deg. 25 min. to the left for a distance of 390.68 feet to the point of beginning. Said land being situated in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

A parcel of land located in the East Half of the Southeast Quarter (E $\frac{1}{2}$ of SE $\frac{1}{4}$) of Section 22, Township 19 South, Range 2 West; Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said Section 22, Township 19 South, Range 2 West; thence run South along the East line of said Section 22, a distance of 3893.3 feet, more or less, to the North boundary line of Cahaba Valley Road right of way; thence turn an angle to the right of 67 deg. 00 min. and run Westerly along said road a distance of 550 feet, more or less, to a point on said right of way at the Southeast corner of a lot presently owned by Alabama Power Company (as described in that certain deed recorded in Real Volume 172, Page 286); thence continue said course along the North boundary of said road 100.03 feet to the Southwest corner of said Alabama Power Company lot and the point of beginning of the parcel of land herein described; thence continue said course along the North boundary of said road a distance of 25 feet; thence turn an angle to the right of 90 deg., and run North 05 deg. 30 min. West a distance of 150 feet; thence turn an angle to the right of 90 deg. And run North 84 deg. 30 min. East a distance of 125 feet, more or less, to the West boundary of lands of Charles N. Thornton, thence run South 05 deg. 30 min. East along said Charles N. Thornton lands a distance of 50 feet, more or less, to the Northeast corner of a lot owned by Alabama Power Company; thence run South 84 deg. 30 min. West along the North line of said Alabama Power Company lot a distance of 100.0 feet; thence turn an angle to the left of 90 deg. And run South 05 deg. 30 min. East and along the West line of said Alabama Power Company lot a distance of 100 to the point of beginning of the parcel of land herein described; being situated in Shelby County, Alabama.

Shelby County, AL 03/18/2005
State of Alabama
Deed Tax: \$104.00

certify that ,Wayne Michael Jones whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of August, A.D., 2016.

Shel R Finley
Notary Public
Term Expires: 9/11/16



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(SEAL)

Pursuant to the provisions of CODE OF ALABAMA, the following information is submitted in lieu of form RT-1.

Grantors Name and Mailing Address

Wayne Michael Jones
59 Choctaw Lane
Indian Springs, AL 35124

Grantee's Name and Mailing Address

Alexandria C. Jones
Sierra G. Jones
Winn M. Jones
59 Choctaw Lane
Indian Springs, AL 35124

Property Address: 5292 Cahaba Valley Road, Alabaster, Alabama 35242

Purchase Price: \$ 10.00

The value of the property per 2016 Shelby County Tax Assessment is \$ 687,810.

The Purchase Price can be verified by the Closing Statement.

Wayne Michael Jones, Grantor