

Send tax notice to:
FLORENCIO TRIANA CANALES
191 STONECLIFF CIRCLE
PELHAM, AL 35124

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017128

WARRANTY DEED

20170405000115300
04/05/2017 09:50:58 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Six Thousand and 00/100 Dollars (\$156,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ERIC R. JONES and ANNA MARIE JONES, HUSBAND AND WIFE, **whose mailing address** is: 2313 Altadena Court Dr Hoover AL 35242 (hereinafter referred to as "Grantors") by FLORENCIO TRIANA CANALES AND MARIA IRENE UBIARCO **whose property address** is: 191 STONECLIFF CIRCLE, PELHAM, AL, 35124 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 123, according to the Map and Survey of Cottages at Stonehaven, Second Addition, Phase Two, recorded in Map Book 24, Page 74, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2016 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2017
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Cottages at Stonehaven, Second Addition, Phase Two recorded in Map Book 24, page 74, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
4. Right-of-way to Colonial Pipe Line recorded in Deed Book 268, page 817.
5. Right-of-way to City of Pelham recorded in Instrument #1994/7090.
6. Right-of-way to Southern Natural Gas recorded in Deed Book 91, page 231.
7. Restrictions, limitations and conditions as set out in Map Book 24, page 74.
8. Lease to Amoco Production Company as recorded in Deed Book 326, page 951.
9. Right-of-way to Alabama Power Company recorded in Deed Book 225, page 226.
10. Covenant for storm water runoff control as recorded in Instrument #1998/33096.
11. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #1998/32418.


\$111,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Anna Marie Jones is one and the same person as Anna Marie Garner, grantee of that certain Warranty Deed recorded in Instrument #20101215000421080.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 30th day of March, 2017.

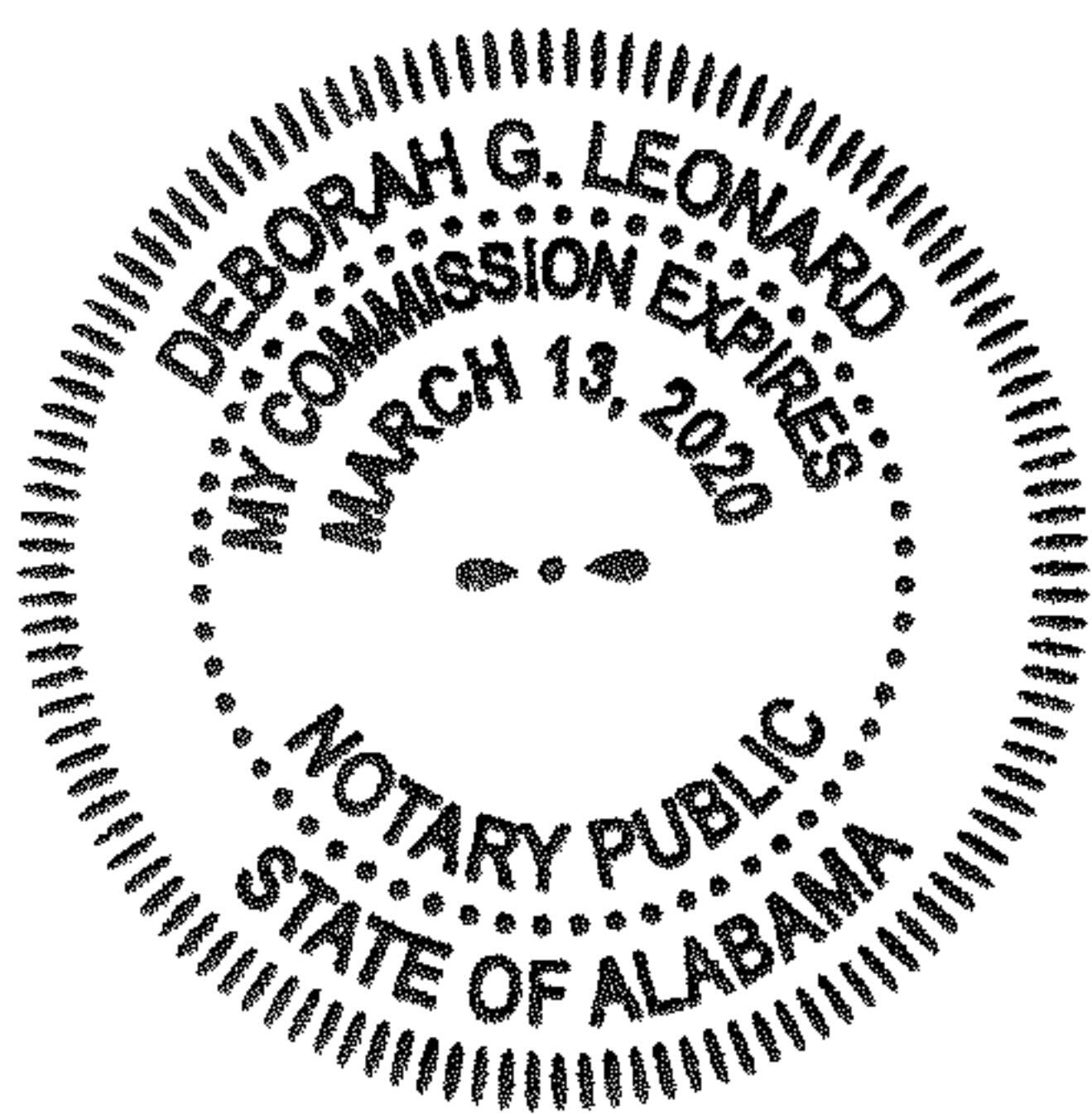

ERIC R. JONES

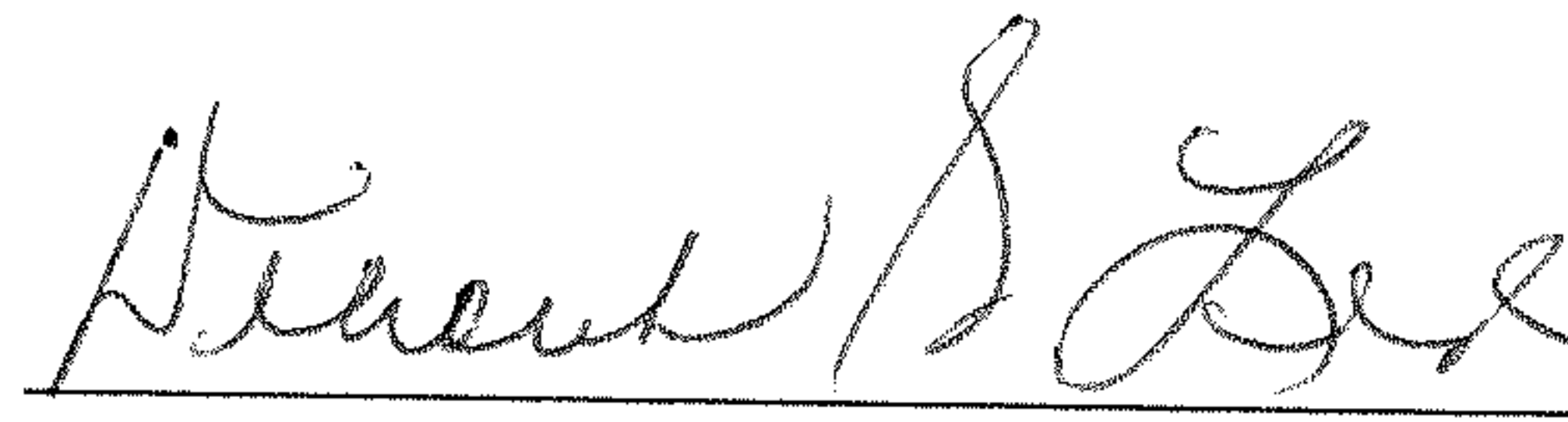

ANNA MARIE JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ERIC R. JONES and ANNA MARIE JONES whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of March, 2017.




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2017 09:50:58 AM
\$63.00 CHERRY
20170405000115300

