

Send tax notice to:  
WILLIAM A. ENGLE  
3 ENVIRONS PARKWAY  
HELENA, AL, 35080

**20170901000321000**  
**09/01/2017 03:03:24 PM**  
**DEEDS 1/2**

STATE OF ALABAMA  
SHELBY COUNTY

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2017445

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Hundred Twenty-Five Thousand and 00/100 Dollars (\$825,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **MICHAEL RYAN JONES and CRYSTAL SPENCER JONES, TRUSTEES OF THE MICHAEL & CRYSTAL JONES FAMILY TRUST DATED JUNE 5, 2012**, whose mailing address is: 716 Helena Station Drive, Helena, AL 35080 (hereinafter referred to as "Grantors") by **WILLIAM A. ENGLE and CAROLINE ENGLE** whose property address is: 3 Environs Parkway, Helena, AL, 35080 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 3, according to the Survey of Environ's Park Subdivision, as recorded in Map Book 14, Page 6 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. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
3. Title to all, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 348, Page 114.
4. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real Book 279, Page 308 and amended in Instrument No. 20070110000814980, and any amendments thereto, in the Probate Office of Shelby County, Alabama.
5. Grant and Declaration of Easement for ingress and egress and utilities as recorded in Real Book 279, Page 295 and amended in Instrument No. 20070110000014980.
6. Easement for use of the 60 foot roadway connecting lots with County Road 13, more particularly described in Book 58, Page 326.
7. Cross access easements and cross easements for utilities as shown in Map Book 14, Page 6 and Map Book 35, Page 138.
8. Roadway Maintenance Agreement as recorded in Real Book 397, Page 655.

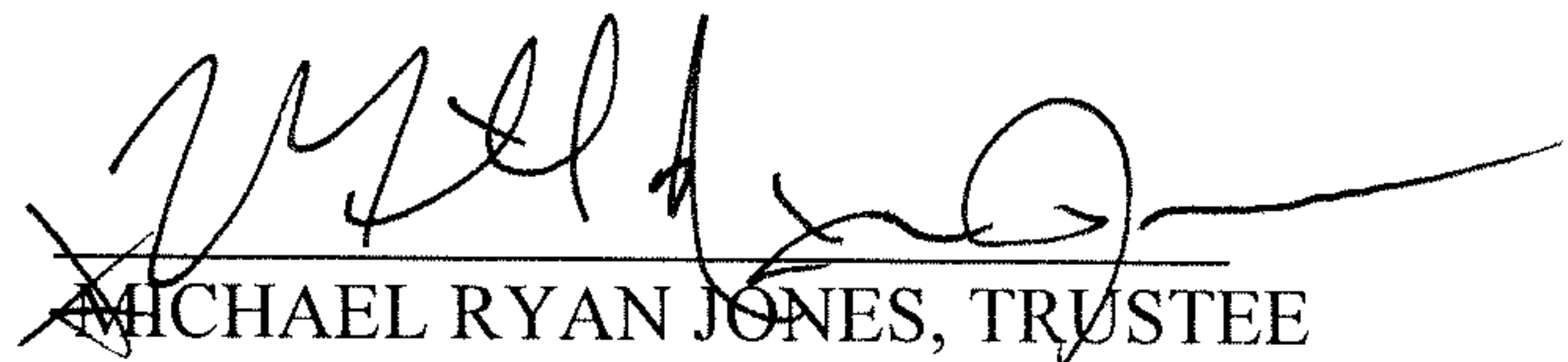
9. Rights of other parties, the United States of America, and/or the State of Alabama, ill and to the shore, littoral or riparian rights to the subject property lying adjacent creeks and/or streams bordering subject property,
10. Riparian and other rights created by the fact that subject property lies adjacent to Cahaba River.

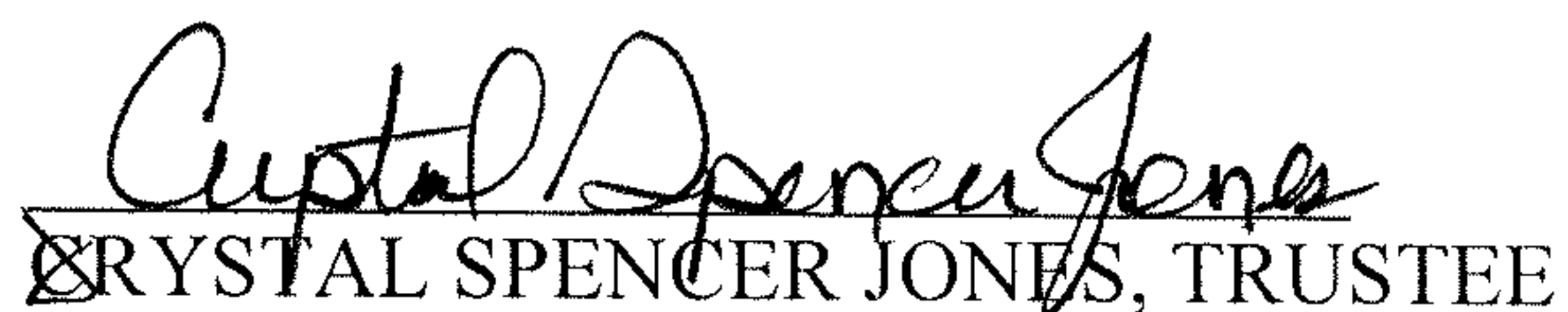
\$475,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 30th day of August, 2017.

  
MICHAEL RYAN JONES, TRUSTEE

  
CRYSTAL SPENCER JONES, TRUSTEE



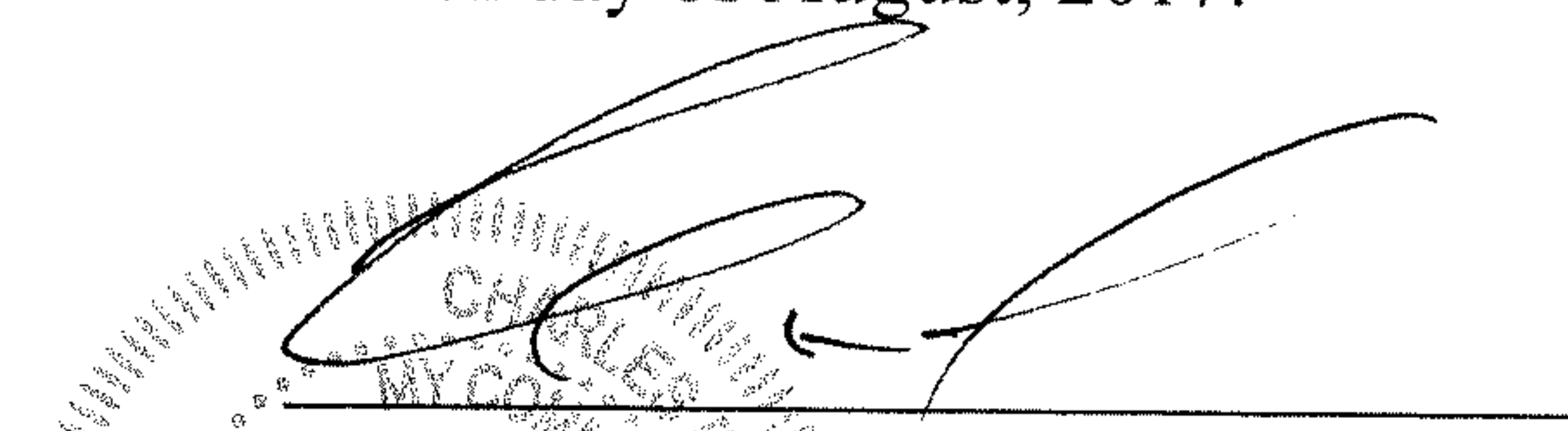
Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/01/2017 03:03:24 PM  
\$368.00 DEBBIE  
20170901000321000



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MICHAEL RYAN JONES and CRYSTAL SPENCER JONES, whose names as Trustees of the MICHAEL AND CRYSTAL JONES FAMILY TRUST DATED JUNE 5, 2012 are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they as such trustees and with full authority, executed the same voluntarily for and as the act of said trust.

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

  
Notary Public  
Print Name: Charles D. Stewart, Jr.  
Commission Expires: 8-30-20