

20171102000397290
11/02/2017 09:29:47 AM
DEEDS 1/4

Send tax notice to:
WILLIAM SHARP
263 DOROUGH
COLUMBIANA, AL, 35051

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

2017621

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy-Two Thousand Five Hundred and 00/100 Dollars (\$272,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **BRYAN CASEY JONES and MELODY FRANCIS JONES, HUSBAND AND WIFE whose mailing address is:** 124 Carlow Way Apt 106 Hardeeville SC 29927 (hereinafter referred to as "Grantors") by **WILLIAM SHARP and DARLEEN SHARP whose property address is:** 263 DOROUGH, COLUMBIANA, AL, 35051 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:

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama described as follows: Commence at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 6, Township 20 South, Range 1 East and run West along the South line of said Quarter Quarter section a distance of 680.37 feet to the point of beginning; thence continue the last described course a distance of 231.32 feet to the right of way of Shelby County Road 445; thence turn left 123 degrees 40' 52" to the chord of a curve having a radius of 2077.98 feet and a central angle of 3 degrees 55' 52"; thence along the chord of said curve a distance of 142.54 feet; thence turn 1 degrees 57' 56" to the left and run 261.96 feet; thence turn left 144 degrees 25' 19" and run a distance of 331.49 feet to the point of beginning.

Together with a 50 foot easement for the purpose of installing and maintaining sanitary sewer transmission and percolation field lines serving this parcel on the adjacent property to the North, Lot 1, Stillmeadow Sector 2, said Lot, but not said easement, is recorded in Map Book 28, page 48 and the easement on said Lot is recorded in Instrument No. 20020715000328650 in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of Lot 1, Stillmeadow Sector 2; thence run in a Northwesterly direction along the Northeast lot line a distance of 62.98 feet to a point; thence turn left an angle of 52 degrees 32' 25" and run Westerly along the North boundary of the easement a distance of 210.93 feet to a point; thence turn left an angle of 90 degrees 00' 00" and run Southerly a distance of 50 feet to a point; thence turn left an angle of 90 degrees 00' 00" and run Easterly along the South lot line of 249.24 feet to the point of beginning.

SUBJECT TO:

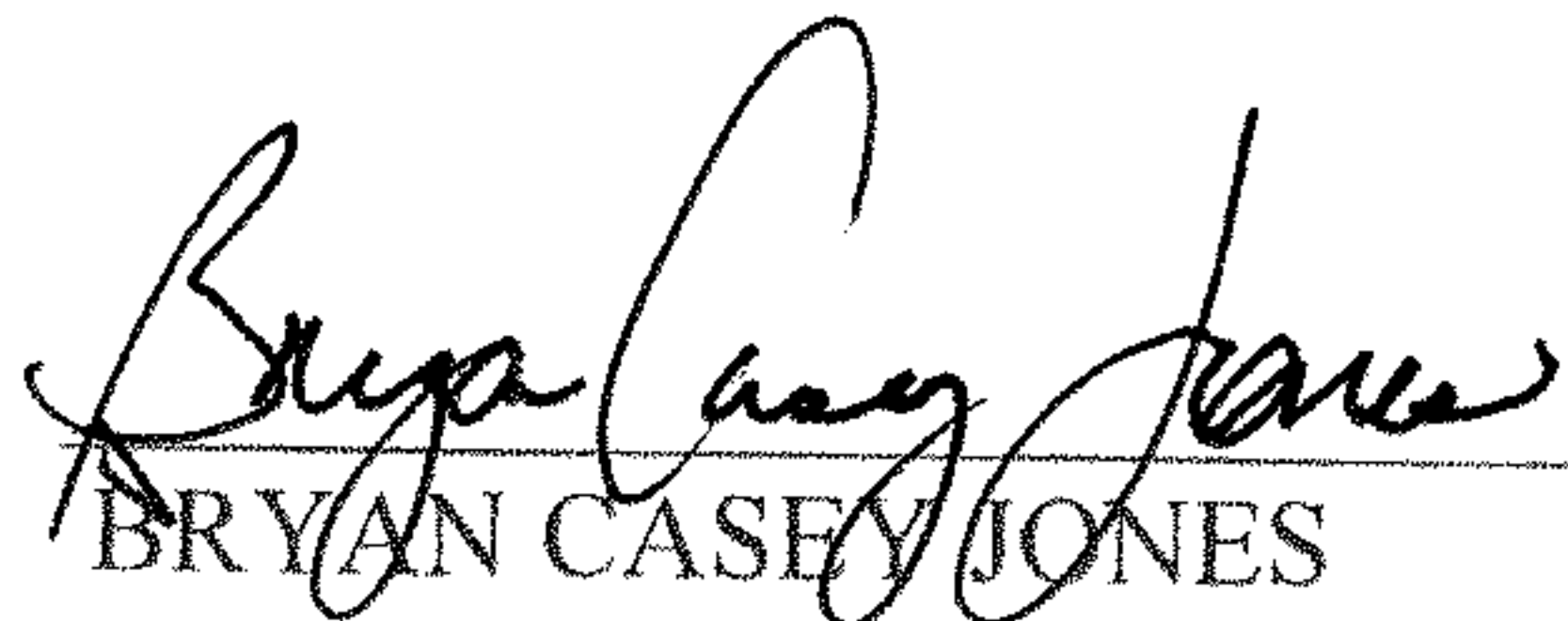
1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, 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.
4. Right of way granted to Alabama Power Company as set forth in Deed Book 126, Page 55, in the Probate Office of Shelby County, Alabama.
5. Easements and building lines as shown on recorded map.
6. Rights of others in and to the use of easement recorded in Instrument No. 2002071500032865, in the probate Office of Shelby County, Alabama.
7. Less and except any portion of subject property lying within a road right of way.

\$ 177,500.00 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 13 day of October, 2017.


BRYAN CASEY JONES

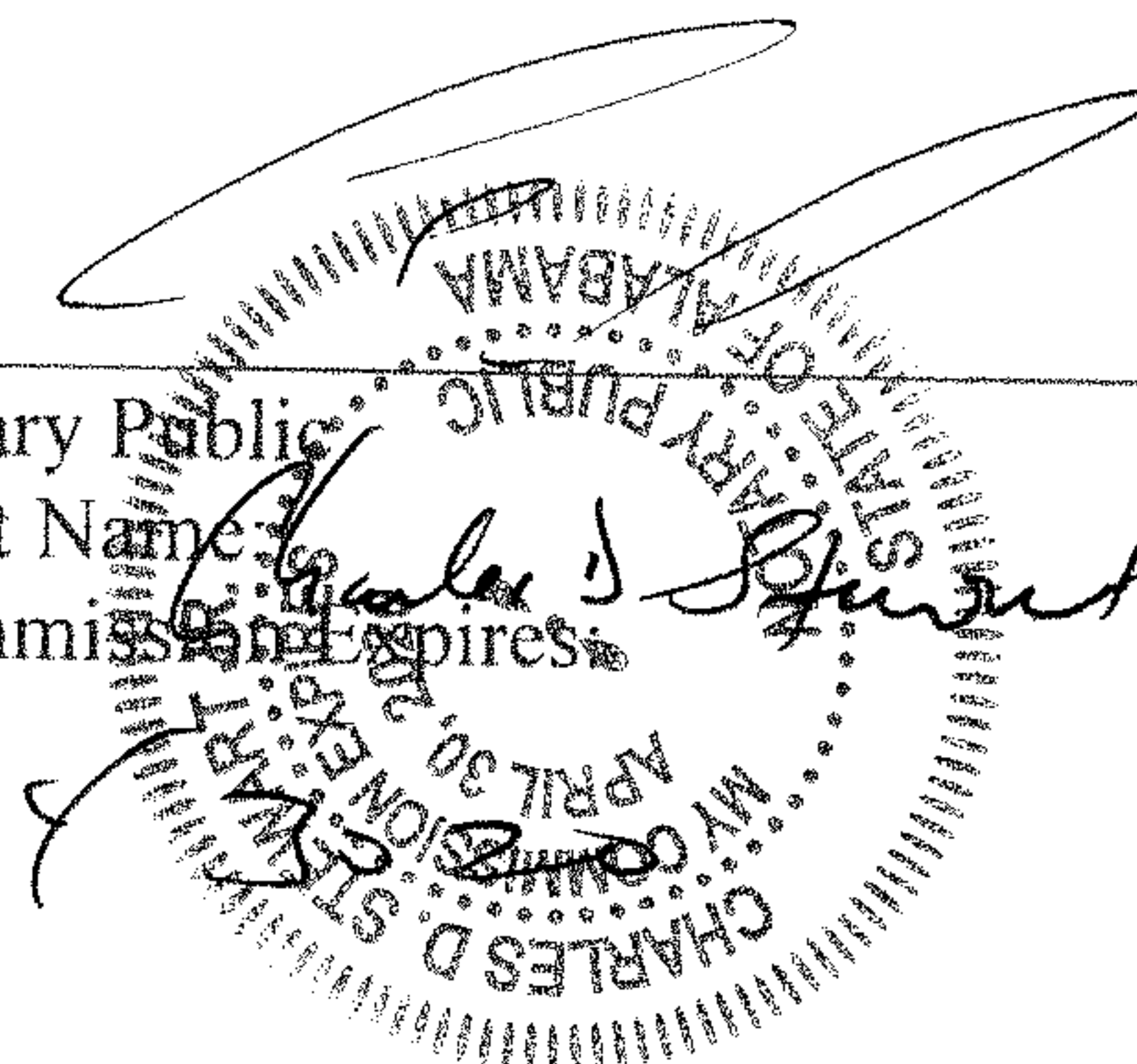

MELODY FRANCIS JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BRYAN CASEY 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 27th day of October, 2017.

Notary Public
Print Name: Charles D. Stewart
Commission Expires: APRIL 30, 2018



STATE OF SC
COUNTY OF Beaufort

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELODY FRANCIS 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 13 day of October, 2017.

JENNIFER ELIZABETH LAYER
Notary Public, State of South Carolina
My Commission Expires March 17, 2018

Jennifer Elizabeth Layer
Notary Public
Print Name: *Jennifer Elizabeth Layer*
Commission Expires: *3/17/2018*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/02/2017 09:29:47 AM
\$119.00 CHARITY
20171102000397290

J. Fuhrmeister