


**THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**


20180201000034310 1/2 \$605.00
Shelby Cnty Judge of Probate, AL
02/01/2018 01:08:44 PM FILED/CERT

Send Tax Notice to:
Gary D. Jones, Trustee
1063 Country Club Circle
Hoover, Alabama 35244

**STATE OF ALABAMA)
SHELBY COUNTY)**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

NANCY H. JONES, a married woman,
whose mailing address is 1063 Country Club Circle, Hoover, Alabama 35244,

(hereinafter referred to as the "Grantor"), does by these presents GRANT, BARGAIN, SELL and CONVEY unto

**GARY D. JONES, AS TRUSTEE OF THE GARY D. JONES
REVOCABLE MANAGEMENT TRUST DATED December 12, 1994,**
whose mailing address is 1063 Country Club Circle, Hoover, Alabama 35244,

(hereinafter referred to as the "Grantee"), the following described real estate situated in Shelby County, Alabama, **which property is Parcel No. 117350002001.008 that has a fair market value of \$587,000, as can be verified by the Shelby County Board of Equalization Tax Assessment, to-wit:**

Lot 3423, according to the survey of Riverchase Country Club, 34th Addition as recorded in Map Book 15, page 32, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

TOGETHER WITH ALL AND SINGULAR the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto Grantor.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to the following:

1. Ad valorem taxes for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith; all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations,

conditions, set-back lines, rights-of-way, regulations, and other matters of record in the Office of Judge of Probate of Shelby County, Alabama; any rights of parties in possession; any and all recorded or unrecorded leases affecting said property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

NOTE: The property interest conveyed hereby to the Grantee is specifically conveyed to the Grantee in the Grantee's fiduciary capacity, to have, hold, maintain and distribute in strict accordance with the terms of the Gary D. Jones Revocable Management Trust for the sole benefit of the beneficiary(ies) thereof as provided therein.

NOTE: The property interest being conveyed hereby is the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereto set her hand and seal effective as of the 26 day of January, 2018.

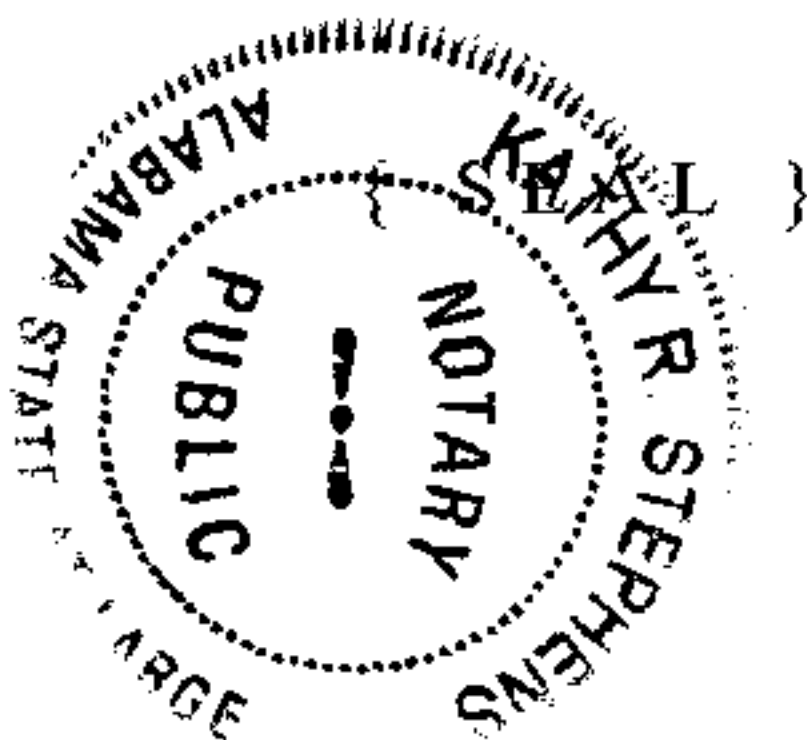
GRANTOR:

Nancy H. Jones
Nancy H. Jones

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nancy H. 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, she executed the same voluntarily as of the day the same bears date.

Given under my hand and official seal this 26th day of January, 2018.



Kathy R. Stephens
Notary Public
My Commission Expires MY COMMISSION EXPIRES MAY 23, 2019

This instrument prepared by:
Leigh A. Kaylor, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727

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