

This instrument prepared by:
WAYNE MICHAEL JONES
Attorney at Law
59 Choctaw Lane
Birmingham, AL 35124


20180306000072980 1/2 \$58.00
Shelby Cnty Judge of Probate, AL
03/06/2018 12:55:51 PM FILED/CERT

Send Tax Notice To:
Wayne M. Jones
59 Choctaw Lane
Indian Springs, Alabama 35124

ATTORNEY MAKES NO REPRESENTATION AS TO TITLE

WARRANTY DEED,

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of FORTY THOUSAND DOLLARS (\$40,000.00) to the undersigned grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Wayne M. Jones, a married man, do grant, bargain, sell and convey unto CONNOR FARMER, (herein referred to as **Grantee**) in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1-A, according to the survey of Quail Run as recorded in Map Book 7, Page 22 in the Probate Office of Shelby County, Alabama.

Subject to: Building setback line of 35 feet reserved from Quail Run and 100' setback from Alabama Highway No. 119 as shown by plat. Public utility easements as shown by recorded plat, including 10' easement on East side of lot. Restrictions covenants and conditions as set out in instrument recorded in Misc. Book 22, page 638 in Probate Office. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 523 and in Deed Book 216 page 103 in Probate Office. Agreement in regard to Alabama Power Company and covenants regarding Underground transmission as set out in Misc. Book 22 Pages 841 and 834 in Probate Office. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 121 Page 294 in Probate Office.

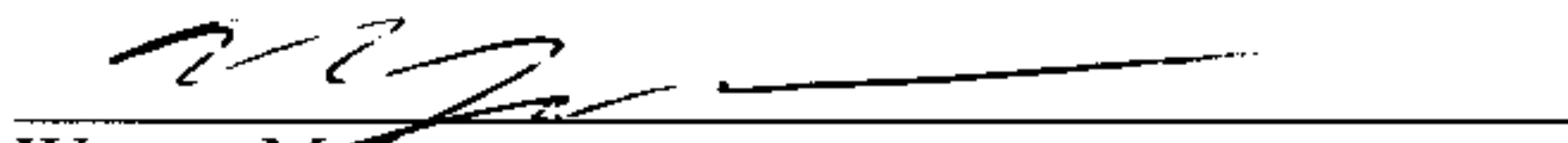
This property is an undeveloped lot and has never been the homestead of the Grantor herein.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple together with every contingent remainder and right of reversion.

Shelby County, AL 03/06/2018
State of Alabama
Deed Tax: \$40.00

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of February, 2018.

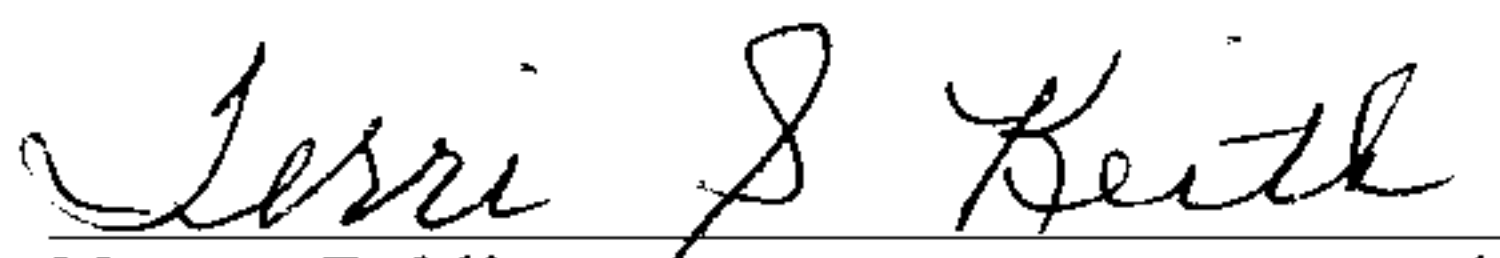

Wayne M. Jones

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Wayne M. 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 28th day of February, A.D., 2018.


Notary Public
My Commission expires: 12/1/20



Source of Title: Book 335, Page 941, and 20180213000046670 Shelby County, Alabama.

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 M. Jones
59 Choctaw Lane
Indian Springs, Alabama 35124

Grantee's Name and Mailing Address

Connor Farmer

Property Address: Undeveloped Lot

Purchase Price: \$40,000.00

The Purchase Price can be verified by the Closing Statement.



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