

THIS INSTRUMENT PREPARED BY:  
Arthur Andrew Jenkins, Esq.  
Gatehouse Law, LLC  
2119 3rd Ave North, Ste 201  
Birmingham, AL 35203  
(205) 208-9595

Send Tax Notice to:  
Mary E. Stockard  
2055 Ridge Lake Drive  
Hoover, AL 35244

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars (\$340,000.00) and other good and valuable consideration to the undersigned Grantor, Michael Britton Jones and Christy Marie Jones, husband and wife, (herein referred to as Grantor, whether one or more) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Mary E. Stockard, (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The land referred to in this policy is situated in the County of Shelby, State of Alabama, and described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 8, Township 22 South, Range 3 West. Shelby County, Alabama; thence North 00 degrees 48 minutes 32 seconds East; a distance of 30.48 feet; thence South 89 degrees 20 minutes 37 seconds East, a distance of 487.09 feet; thence South 89 degrees 21 minutes 00 seconds East, a distance of 141.05 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 364.24 feet; thence South 89 degrees 09 minutes 04 seconds East, a distance of 147.79 feet; thence South 89 degrees 35 minutes 12 seconds East, a distance of 619.47 feet; thence South 18 degrees 44 minutes 23 seconds West, a distance of 658.99 feet; thence North 89 degrees 24 minutes 14 seconds West, a distance of 804.00 feet; thence North 10 degrees 28 minutes 13 seconds West, a distance of 637.09 feet to the POINT OF BEGINNING.

Together with and subject to those easements described in Instruments 1998-03179 and 20041115000627260. as recorded in the Probate Office of Shelby County, Alabama.

More commonly known as: 1735 Highway 17, AL, 35115 (Shelby County)

Subject to:

1. Taxes for the year 2018 and subsequent years which are not yet due and payable.
2. Less and except any part of subject property lying within any road right-of-way.
3. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; mineral and mining rights not owned by Grantor, if any; and FURTHER SUBJECT to any state of facts an accurate survey would show.

4. Transmission line permit to Alabama Power Company as shown by instruments recorded in Deed Book 61, Page 46, Deed Book 76, Page 281, Deed Book 108, Page 334, Deed Book 133, Page 523, and Deed Book 158, Page 559, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.
  5. Easement to Little Gem Coal Co. as shown by instrument recorded in Deed Book 92, Page 203, in said Probate Office.
  6. Right(s)-of-way granted to Cahaba Coal Mining Company by instrument recorded in Deed Book 12, Page 58, in said Probate Office.
  7. Right(s)-of-way granted to Briarfield-Blocton Birmingham Railroad Company by instrument recorded in Deed Book 12, Page 185, in said Probate Office.
  8. 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 310, Page 296, in said Probate Office.
  9. Oil, gas, and mineral lease to Joe B. Hanna recorded in Deed Book 307, Page 828, in said Probate Office.
  10. Subject to the North 30 feet being used for a right-of-way as shown by a prior survey in the files of Cahaba Title Insurance Company, which map was prepared by Allen Whitley.
  11. Subject to non-exclusive rights of ingress and egress as described in Instruments 1998-03179 and 20041115000627260, as described upon the survey of Rodney Shiflett Surveying, dated March 16, 2017.
  12. Subject to overhead utility lines as shown upon said survey of March 16, 2017.
- The above-described property is the homestead of record of the Grantor.**

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seal, this the 21st day of August, 2018

*Michael Britton Jones*  
 \_\_\_\_\_  
 Michael Britton Jones

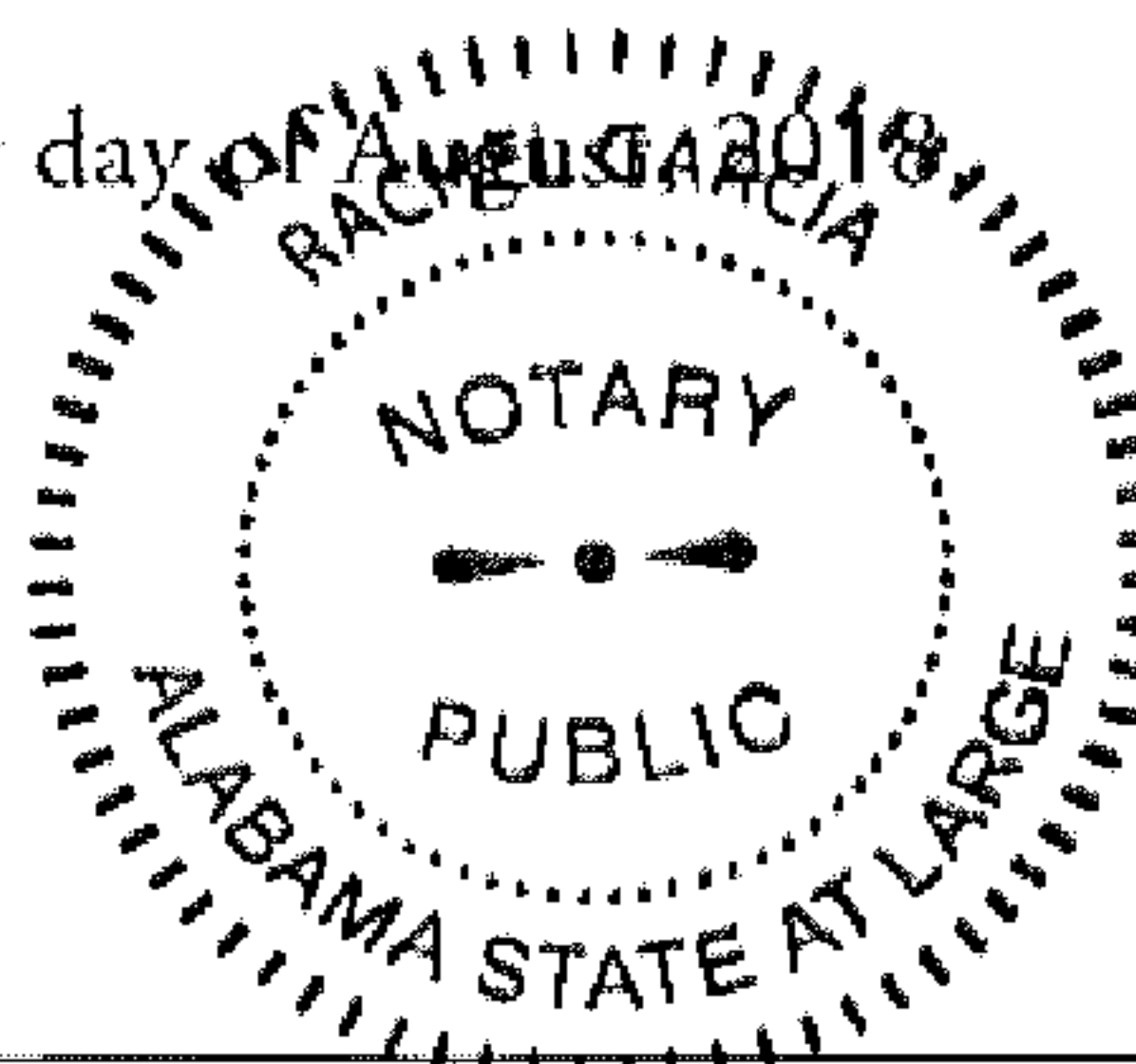
*Christy Marie Jones*  
 \_\_\_\_\_  
 Christy Marie Jones

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Britton Jones and Christy Marie Jones whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2018

*[Signature]*  
 \_\_\_\_\_  
 Notary Public  
 My Commission Expires: 04/0021



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Michael Britton Jones and Christy Marie Jones	Grantee's Name: Mary E. Stockard
Mailing Address: 1735 Highway 17, Montevallo, AL 35115	Mailing Address: 2055 Ridge Lake Drive, Hoover, AL 35244
Date of Sale: August 21, 2018	Total Purchase Price: 340,000.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 08/22/2018 01:19:03 PM  
 \$361.00 CHERRY  
 20180822000301420

*[Signature]*