

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
JONATHAN D. JONES
416 MARSH CIRCLE
CALERA, ALABAMA 35040

WARRANTY DEED


STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIXTY SIX THOUSAND AND NO/100 DOLLARS (\$166,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, STEPHANIE D. ALLEN, an unmarried woman, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto JONATHAN D. JONES, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 170, according to the Plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22 – 32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11 Page 26, all situated in the Southwest Quarter of Section 14 and the Northwest Quarter of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35 Page 43A and 43B, and as amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36 Page 5A and 5B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20051104000574530, Map Book 35 page 43A and 43B, and Map Book 36 page 5A and 5B in the Probate Office.
3. A 20 foot building setback line from Marsh Circle and Ivy Leaf Court as recorded in Map Book 36 Page 5A and 5B in the Probate Office.
4. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 121 Page 464, Deed Book 188 Page 43 and Deed Book 80 Page 195 in the Probate Office.
5. An 8 foot drainage and utility easement along the front of lot as shown on recorded Map Book 36 Page 5A and 5B in the Probate Office.
6. Restrictive Covenants and Grant of Land Easement(s) to Alabama Power Company as shown and recorded in Instrument No. 20050801000385590 in Probate Office.
7. Articles of Incorporation of Old Ivy Homeowner's Association, Inc., as recorded in Instrument No. 20051104000574520 in the Probate Office.


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Shelby Cnty Judge of Probate, AL
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8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Book 114 Page 193, Book 144 Page 196 and Instrument No. 20060612000276850 in the Probate Office.
9. A 5 foot drainage and utility easement along the Easterly side of lot as shown on recorded Map Book 36 page 5A and 5B in the Probate Office.

\$164,191.00 and \$5,000.00 of the hereinabove stated consideration was paid from purchase money mortgages of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

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 5TH day of OCTOBER, 2018.

Stephanie D. Allen (L.S.)
STEPHANIE D. ALLEN

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHANIE D. ALLEN, an unmarried woman, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5TH day of OCTOBER, 2018.



Brandy O. Brasher
Notary Public
My Commission Expires: 2-2-20

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Grantor's Name:
STEPHANIE D. ALLEN
Mailing Address:
4595 SHADY GROVE LANE
GARDENDALE, ALABAMA 35071

Property Address:
416 Marsh Circle
Calera, AL 35040

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
JONATHAN D. JONES
Mailing Address:
416 MARSH CIRCLE
CALERA, ALABAMA 35040

Date of Sale: OCTOBER 5TH, 2018
Total Purchase Price: \$166,000.00

or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



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