

Send tax notice to:

Zechariah R. Jones and James Patrick Hall

763 Cahaba Manor Trail

Pelham, AL 35124

HOV1800504

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$99,900.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Jeri B. Jackson, a married woman and Sheryl B. Stephens, a married woman**, whose mailing address is 124 Glengerry Dr., Pelham, AL 35124 (hereinafter referred to as "Grantors"), by **Zechariah R. Jones and James Patrick Hall** (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:

**Lot 36, according to the Survey of Cahaba Manor Townhomes, Second Addition, as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama. Except that part of said Lot 36, more particularly described as follows: Begin at the North corner of said Lot 36; thence in a Southwesterly direction along the Northwest line of said Lot 36, a distance of 142.89 feet; thence 10 degrees 34 minutes left in a Southwesterly direction along the Northwest line of said Lot 36 a distance of 25.99 feet to a point on the Northeast right of way line of Cahaba Manor Trail, said point also being on a curve to the right, said curve having a radius of 110.34 feet and a central angle of 00 degrees 16 minutes 55 seconds; thence 90 degrees left to a tangent of said curve; thence along an arc of said curve in a Southeasterly direction along said right of way, a distance of 0.54 feet to end of said curve; thence 79 degrees 42 minutes 55 seconds left from tangent of said curve in a Northeasterly direction a distance of 168.33 feet to a point on the Northeast line of said Lot 36; thence 90 degrees left in a Northwesterly direction along said Northeast line a distance of 5.3 feet to the point of beginning. Also, the northwesterly 0.3 feet of Lot 35 of said subdivision.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

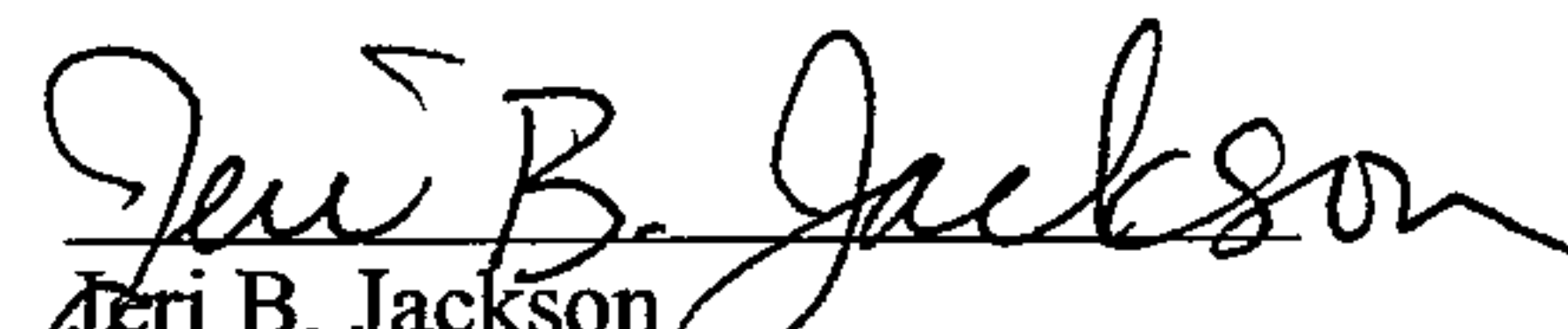
**\$99,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

This property does not constitute the homestead of the grantors, nor their spouses as defined in §6-10-3, Code of Alabama (1975).

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Jeri B. Jackson and Sheryl B. Stephens have hereunto set their signatures and seals on October 19, 2018.

  
Jeri B. Jackson

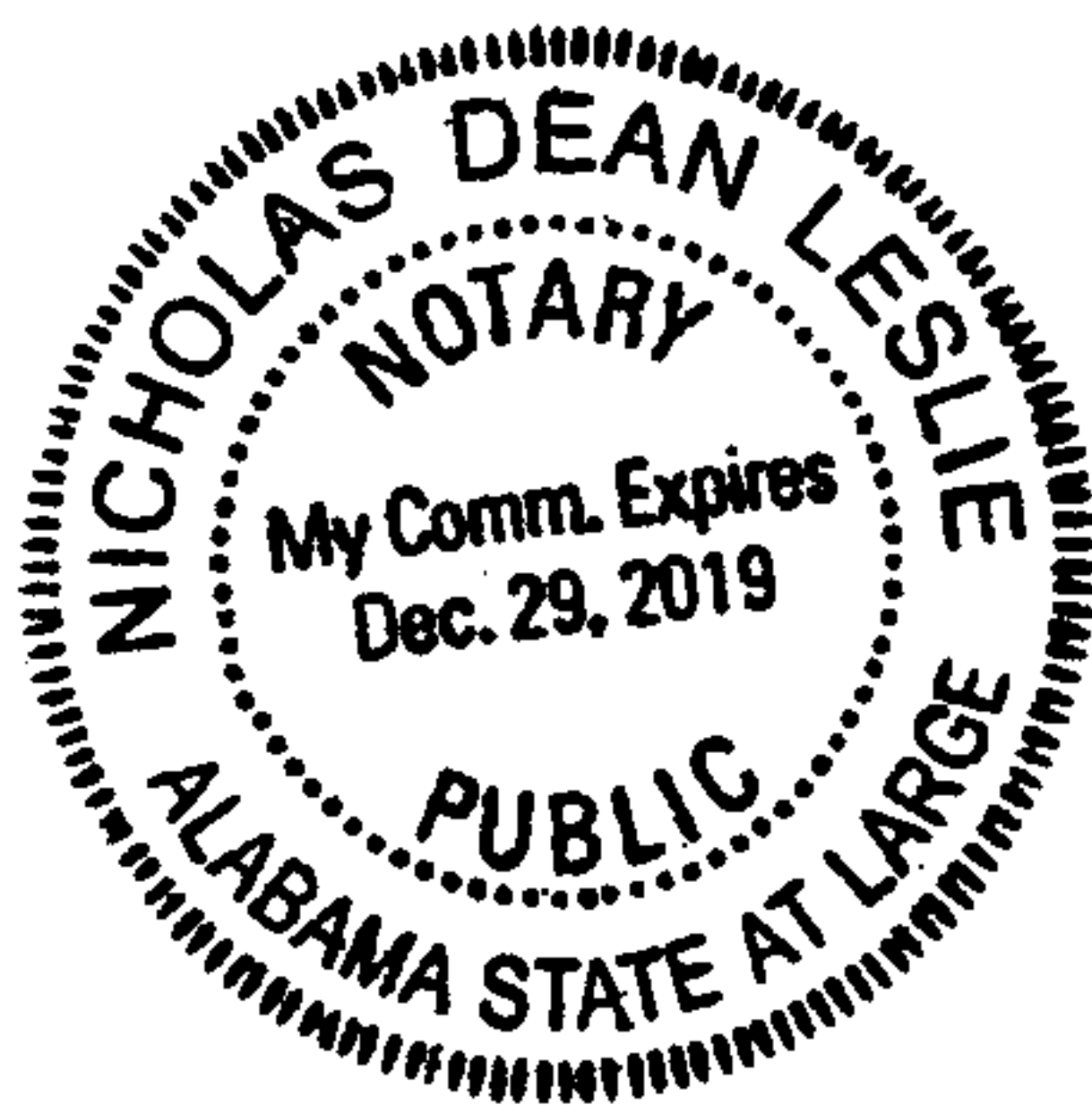
  
Sheryl B. Stephens

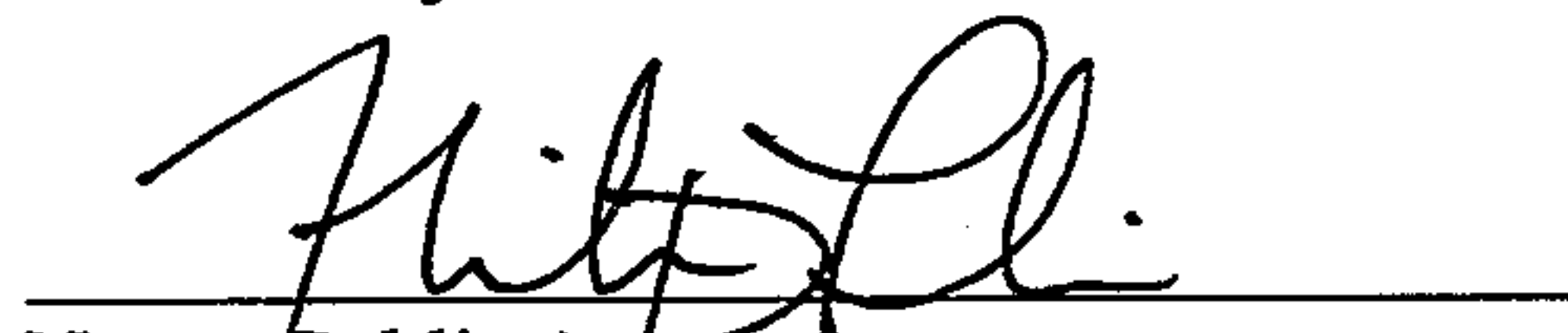
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeri B. Jackson and Sheryl B. Stephens, 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 19th day of October, 2018.

(NOTARIAL SEAL)



  
Notary Public  
Print Name: Nicholas Dean Leslie  
Commission Expires: 12-29-19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/22/2018 10:35:13 AM  
\$19.00 CHERRY  
20181022000373370

