

This Instrument Prepared By:

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Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Adrienne Torrealba
156 Sterling Gate Drive
Alabaster, Alabama 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED AND NO/100 (\$235,900.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **STEPHEN KELLY JONES, TRUSTEE OF THE CARL D. JONES IRREVOCABLE TRUST DATED MARCH 20, 2019 and CARL D. JONES, an unmarried man**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **ADRIENNE TORREALBA**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 6-A, a Resurvey of Lot 6 Sterling Gate, Sector 2, Phase 1, as recorded in Map Book 26, Page 146, in the Probate Office of Shelby County, Alabama.

Being that parcel of land conveyed to Carl D. Jones and Warrene L. Jones, husband and wife, as joint tenants with right of survivorship from Tom Lacey Construction Co, Inc., a Corporation by that deed dated 02/29/2000 and recorded 3/3/2000 in deed instrument No. 20000303000066611, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2019 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 26, Page 146.

Carl D. Jones survived Warrene L. Jones; Warrene L. Jones having died on or about December 7, 2017. **TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.


AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of April 18, 2019.

GRANTORS:



Stephen Kelly Jones, Trustee of the Carl D. Jones Irrevocable Trust dated March 20, 2019

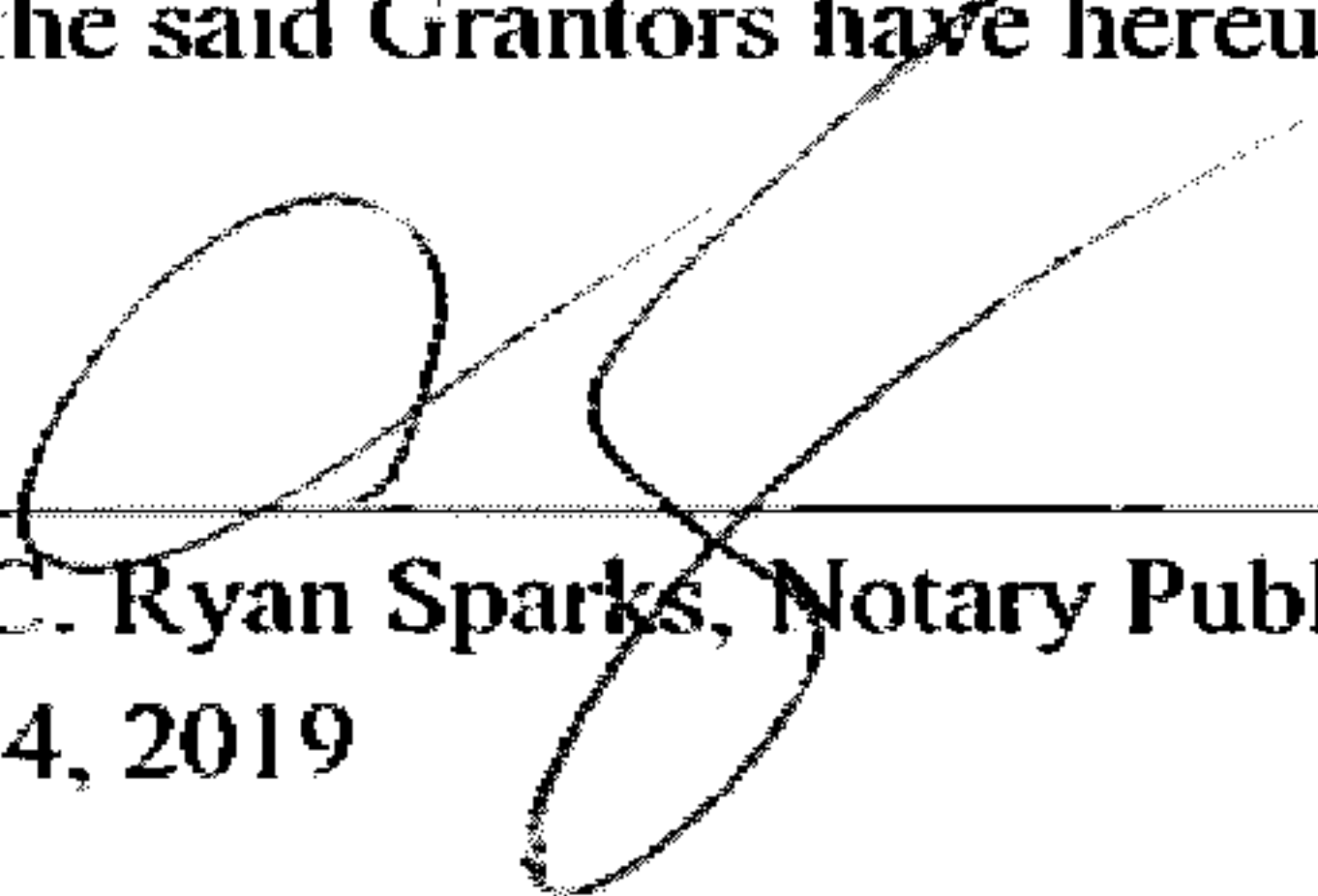


Carl D. Jones

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Stephen Kelly Jones, Trustee of the Carl D. Jones Irrevocable Trust dated March 20, 2019 and Carl D. Jones, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Stephen Kelly Jones, Trustee of the Carl D. Jones Irrevocable Trust dated March 20, 2019 and Carl D. Jones each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of April 18, 2019.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019

