

Send tax notice to:
JAMES MARVIN JONES, JR.
5404 BROOKE TRACE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2019437

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Seven Thousand Nine Hundred and 00/100 Dollars (\$327,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, SEAN M RIES and MEGAN K RIES, HUSBAND AND WIFE whose mailing address is: 320 Aspen Ct., Aurora, Ohio 44202 (hereinafter referred to as "Grantors") by JAMES MARVIN JONES, JR. and LYDIA ELLISON JONES whose property address is: **5404 BROOKE TRACE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 8, Block 1 and the West 1/2 of Lot 9, Block 1, according to the Survey of Lincoln Park Subdivision, as recorded in Map Book 3, Page 145, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 1994-23338 and Instrument No. 1992-11179 and Instrument No. 2000-22624, in the Probate Office of Shelby County, Alabama.

\$311,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11 day of July, 2019.



SEAN M RIES

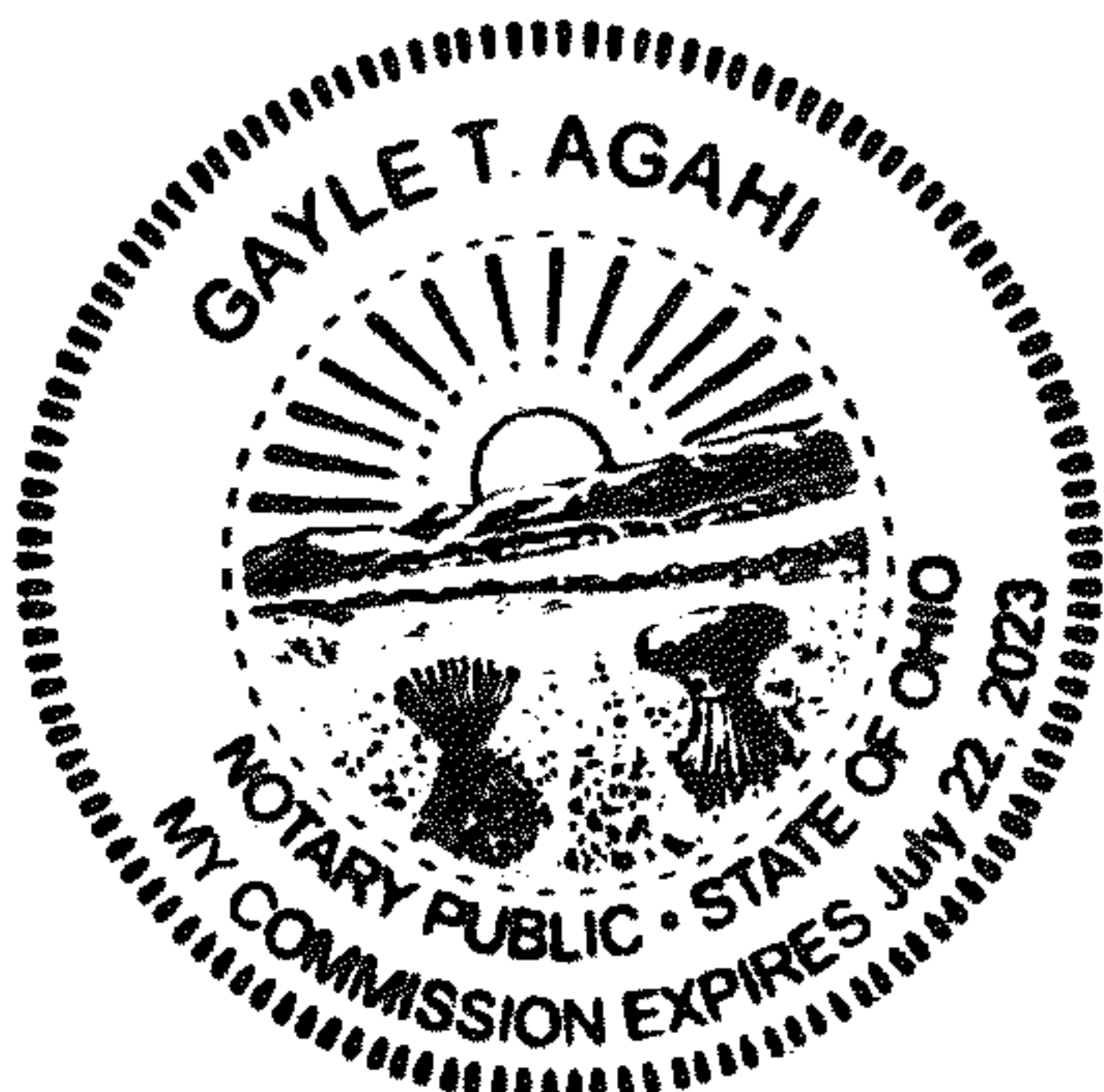


MEGAN K RIES

STATE OF Ohio
COUNTY OF Geauga

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SEAN M RIES and MEGAN K RIES 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 11 day of July, 2019.



Notary Public

Print Name:

Commission Expires: 7/22/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/16/2019 12:42:40 PM
\$35.00 CHERRY
20190716000253120

Alvin S. Bayl