

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, We, **ROBERT ASTON JONES, JR. and wife, LINDA MAYS JONES**, the undersigned Grantors, do grant, bargain, sell and convey our interest, to **LEE ASTON JONES and ANDREW STUART JONES, Trustee of the Jones Irrevocable Trust dated April 10, 2019**, Grantees, in and to the following described real property, situated in Shelby County, Alabama, viz:

Lot 437 according to the Final Plat of Riverwoods Fourth Sector, Phase II, as recorded in Map Book 31, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Building lines as shown by recorded map.
2. Easements as shown by recorded map.
3. Easements as shown by recorded map.
4. Mineral and mining rights and rights incident thereto recorded in Real 112, Page 876; Real Page 328, Page 21; Real 247, Page 599; and Real 247, Page 636 in the Probate Office of Shelby County, Alabama.
5. Oil and gas lease recorded in Real 370, Page 923 in the Probate Office of Shelby County, Alabama.
6. Right of way easement to Southern Natural Gas Corporation recorded in Instrument 2001-54741 in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Instrument 2002-7338 in the Probate Office of Shelby County, Alabama.

Source of Title: Instrument #: 20050301000094730

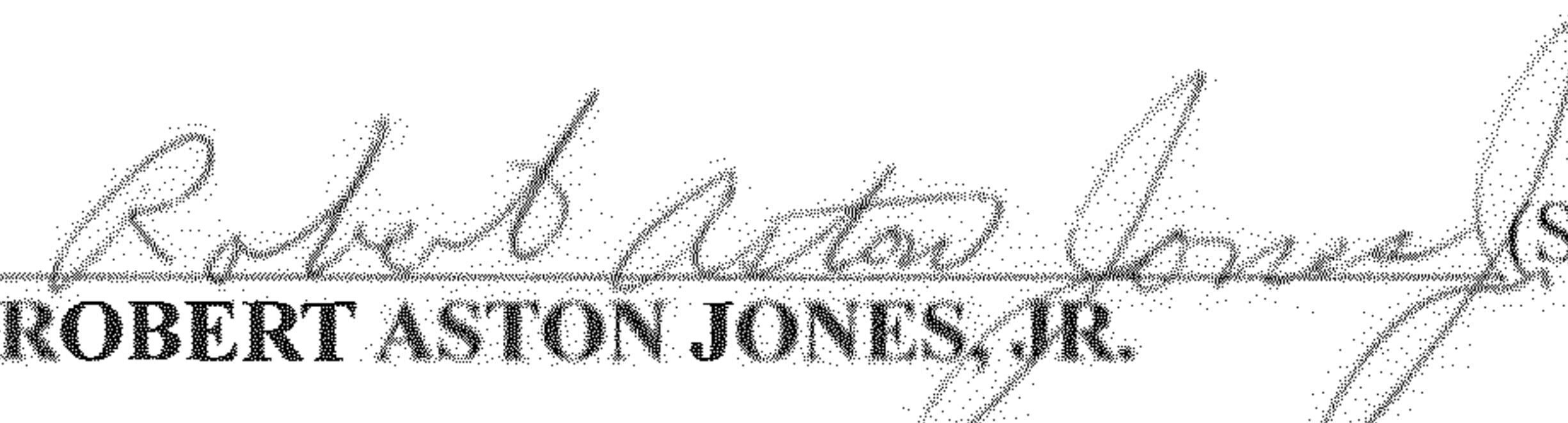
This conveyance is subject to that certain mortgage held with APCO Employees Credit Union, dated April 9, 2012, and recorded as Instrument # 2012054000156680 in the Probate Office of Shelby County, Alabama.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

And we do, for ourselves and our heirs, executors and administrators, covenant with the said Grantees, their successors and assigns, that we are lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns, forever, against the lawful claims of all persons.

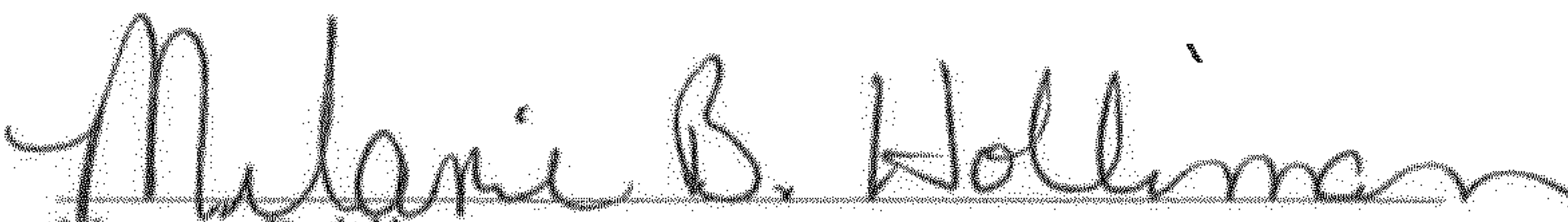
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of June, 2019.


ROBERT ASTON JONES, JR. (SEAL)

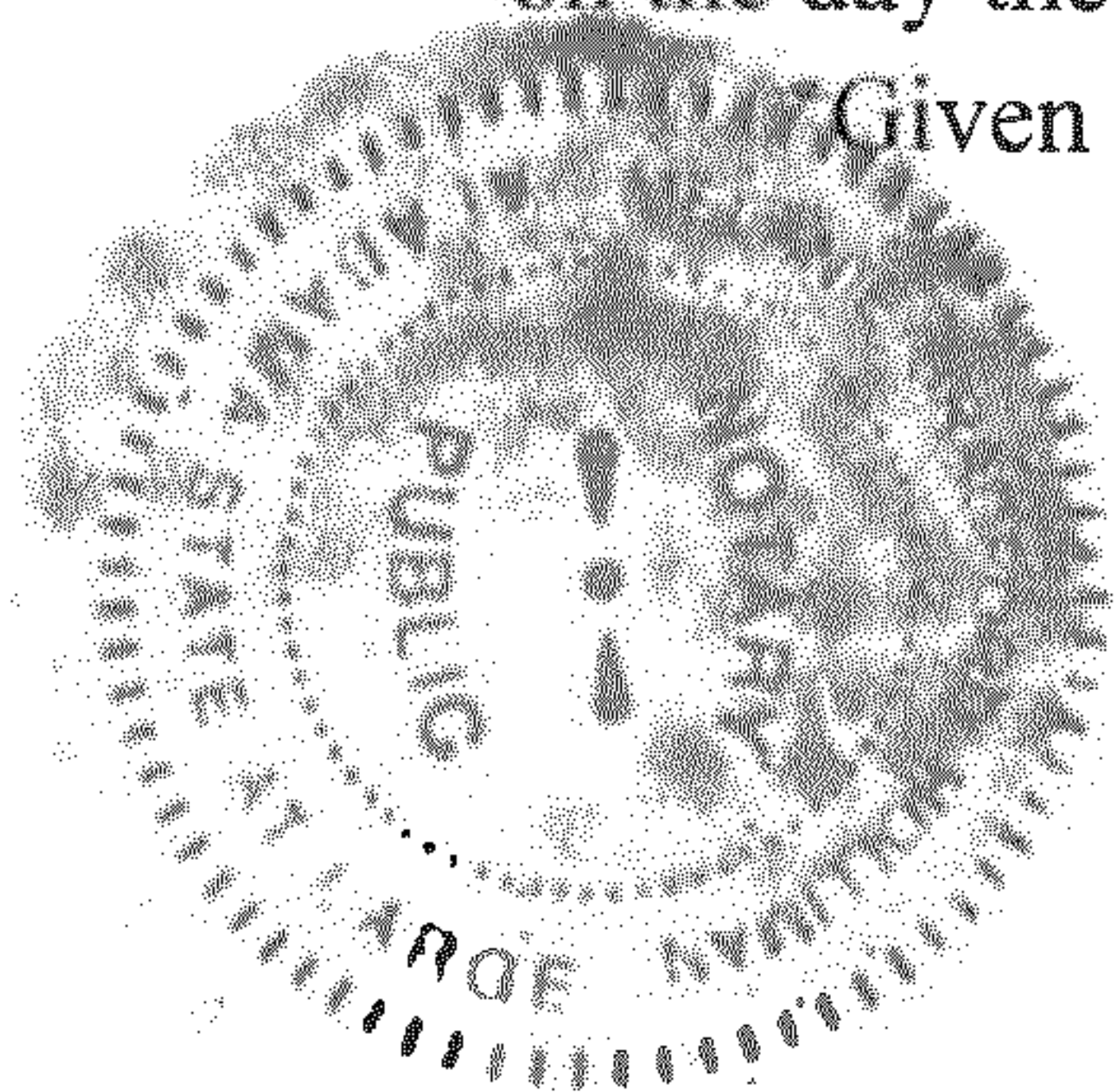
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **ROBERT ASTON JONES, JR.**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of June, 2019.


Notary Public

My Commission Expires
September 12, 2022



Linda Mays Jones by Robert Aston Jones, Jr.

LINDA MAYS JONES, by Robert Aston Jones, Jr. as Power of Attorney, by that instrument dated MAY 23, 2013 and recorded as Instrument No.

20190718000256600 in the Shelby County, Alabama, Probate Office.

STATE OF ALABAMA

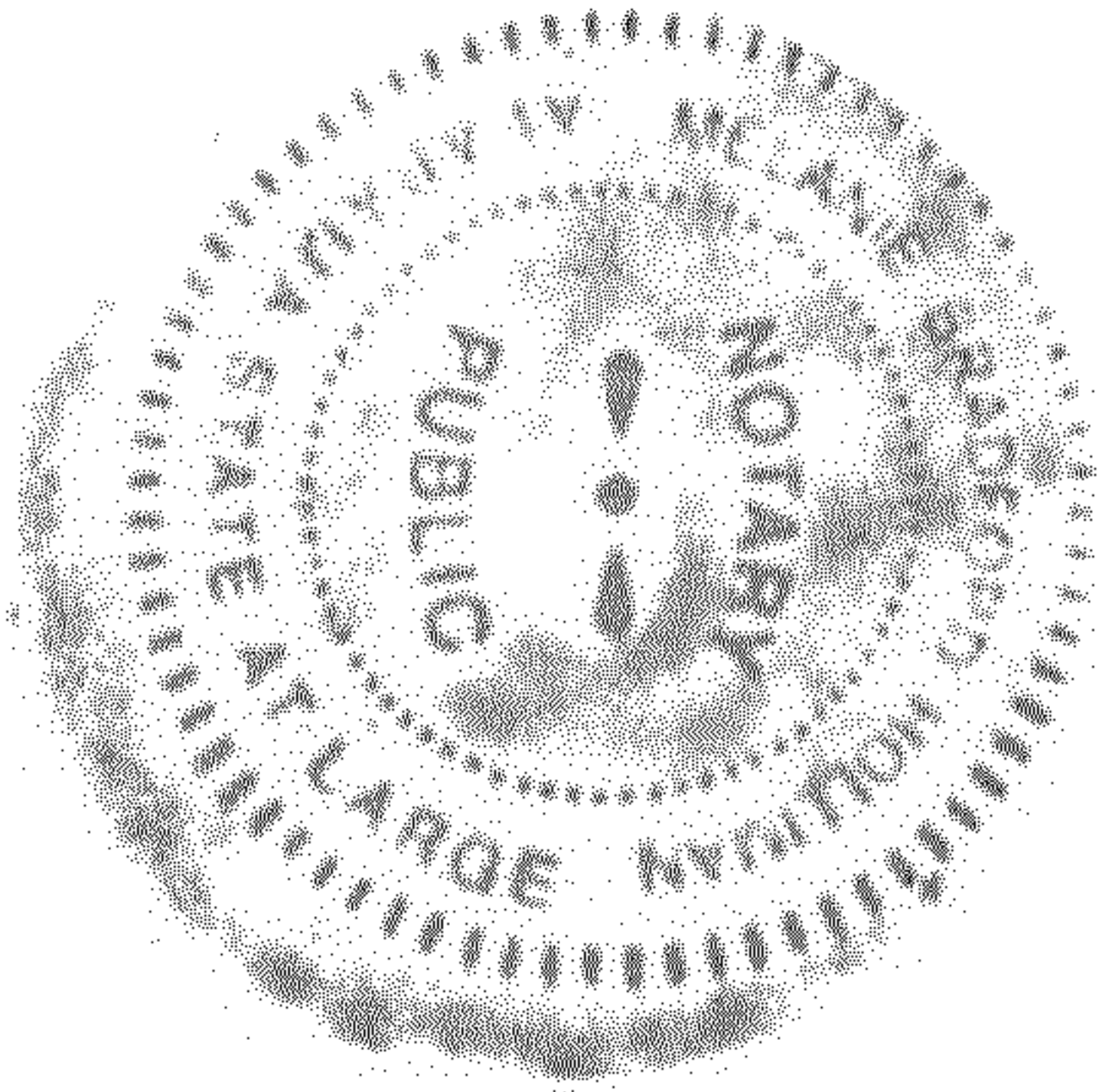
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **LINDA MAYS JONES, JR., by Robert Aston Jones as Power of Attorney**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of June, 2019.

Melanie B. Holliman
Notary Public

My Commission Expires
September 12, 2022



This Instrument was Prepared By:
BRADFORD & HOLLIMAN, LLC
Melanie B. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Robert Aston Jones Jr
 Mailing Address & Linda Mays Jones
548 Park Lake Lane, Helena AL 35080

Grantee's Name Lee Aston Jones & Andrew Stuart Jones
 Mailing Address Trustee of the Jones Irrevocable Trust
645 Toby Lynn Dr
Nashville, TN 37211

Property Address 548 Park Lake Lane
Helena, AL 35080

Date of Sale 6/13/19
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 296,100

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print _____

☐ Unattested

Sign Melanie B Holliman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

