

Send tax notice to:
JAROD T AVANT
326 WINDCHASE 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

2019656

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$412,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEPHEN B. JONES and KATHRYN B. JONES, HUSBAND AND WIFE** whose mailing address is: 436 Griffin Park Ln Birmingham AL 35242 (hereinafter referred to as "Grantors") by **JAROD T AVANT and ELIZABETH M AVANT** whose property address is: **326 WINDCHASE 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 31, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

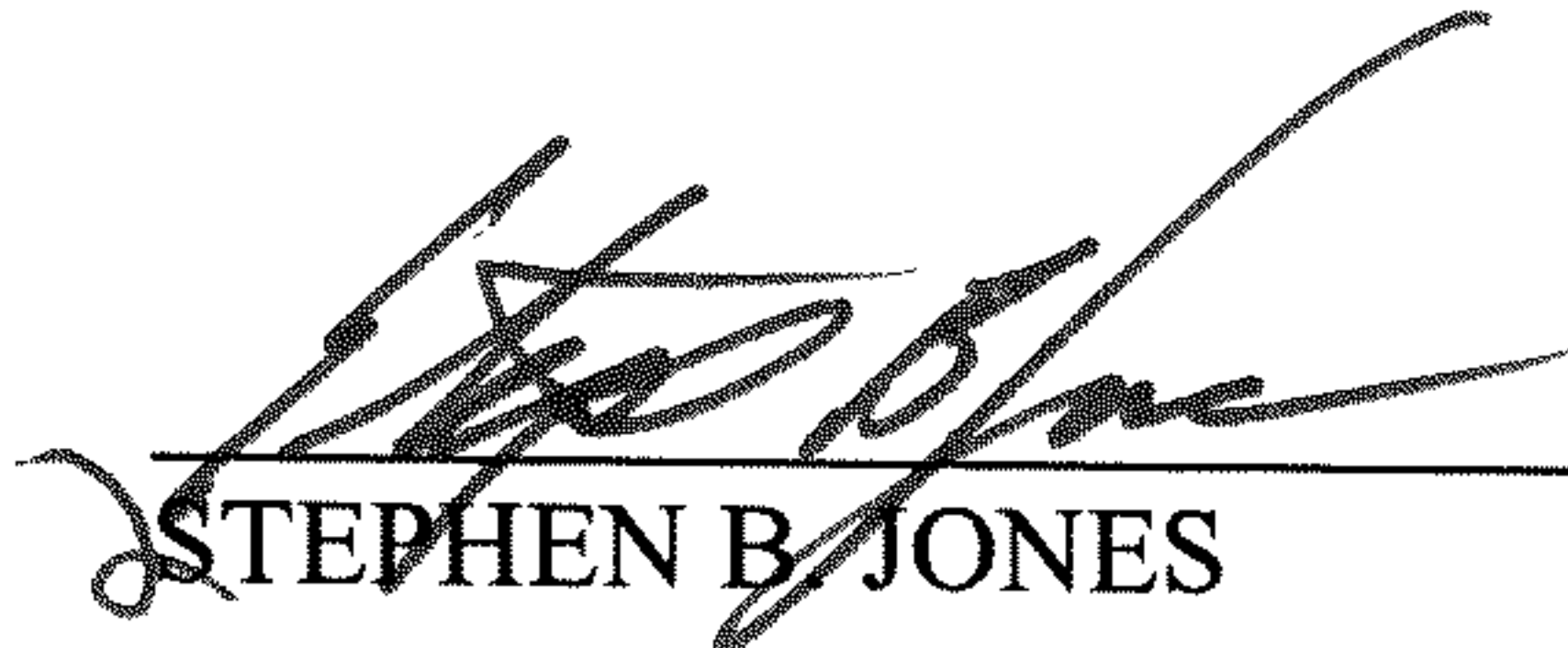
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Such state of facts as shown on the plat of Windchase Givianpour's Addition, as recorded in Map Book 18, Page 55 A & B, in the Probate Office of Shelby County, Alabama.
3. Subject to covenants, conditions and as set forth in the document recorded in Instrument# 1994-10992 and Instrument# 2000-37357, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company, recorded in Volume 129, Page 550, in the Probate Office of Shelby County, Alabama.
5. Right of way to Shelby County, recorded in Volume 177, Page 55, in the Probate Office of Shelby County, Alabama.

\$330,000.00 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 18th day of October, 2019.

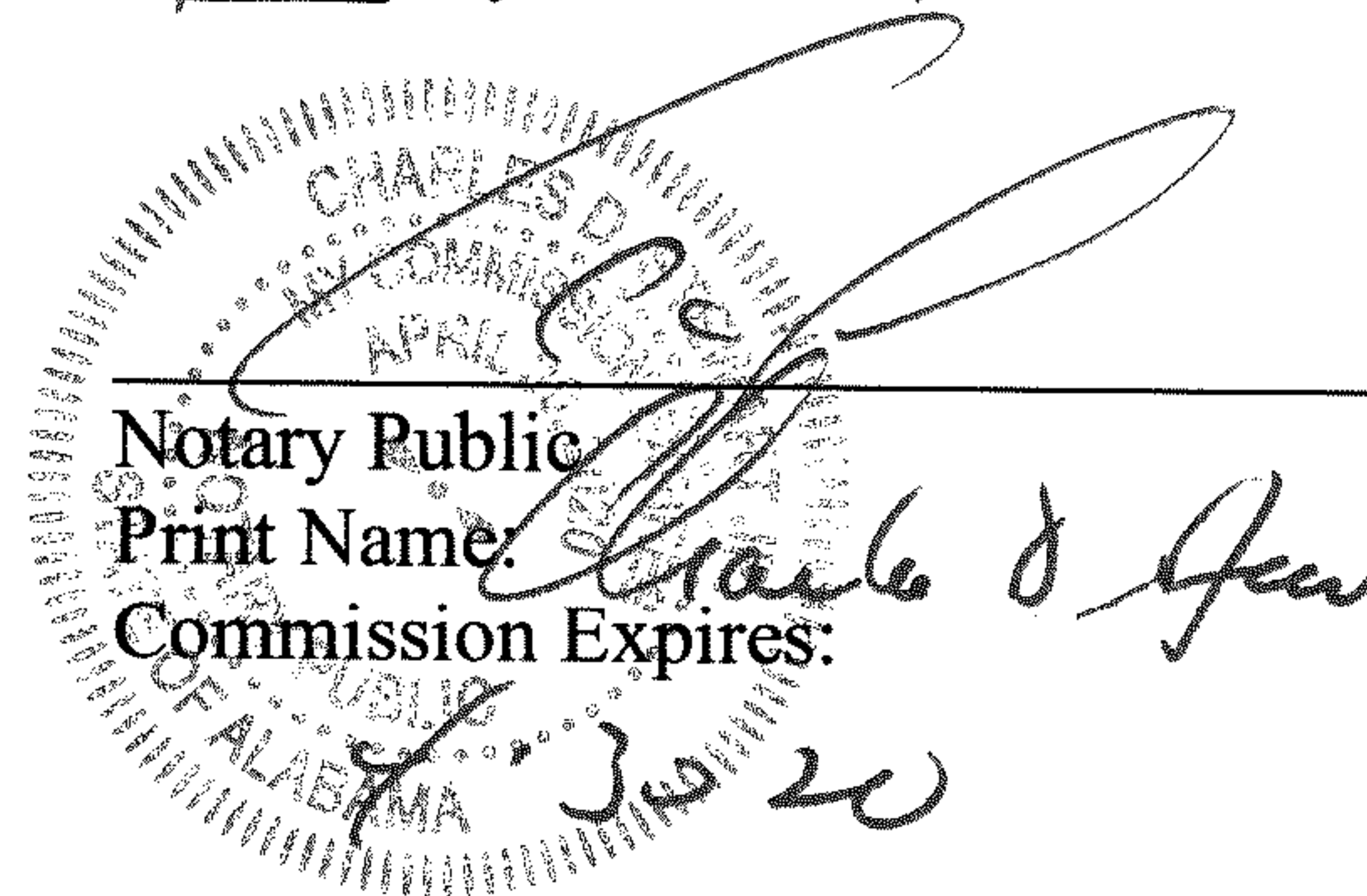

STEPHEN B. JONES


KATHRYN B. JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN B. JONES and KATHRYN B. JONES 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 18th day of October, 2019.


Notary Public
Print Name: Charles D. Hewitt
Commission Expires: 3-20-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2019 10:56:01 AM
\$107.50 CHERRY
20191022000388320

Allen S. Bayl