

This instrument was Prepared by:  
Sandy F. Johnson  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 4  
Pelham, AL 35124

Send Tax Notice To: Phillip C Jones  
Kimberly Jones

20191101000405370  
11/01/2019 01:52:04 PM  
DEEDS 1/1

500 Meadowlark Pl  
Alabaster, AL 35007

File No.: 44444-19-2024

### WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Mary Jane Bates Wilkerson, Personal Representative of the Estate of Dennis A. Bates, deceased, Case No. PR-2006-000440, whose mailing address is 7047 Highway 119, Alabaster, AL 35007** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Phillip C Jones and Kimberly Jones, whose mailing address is 500 Meadowlark Pl Alabaster AL 35007 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is 7047 Highway 119, Alabaster, AL 35007**; to wit;

A tract of land situated in the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of NW 1/4 of Section 26, Township 21 South, Range 3 West for a point of beginning; thence run North along the West property line 628.0 feet to a point; thence 91° 37' 20" right for 1286.09 feet to a point on the West right of way of Montevallo Road; thence 78° 26' 00" right for 196.28 feet along said right of way to a point; thence 9° 56' 40" right for 120.63 feet along said right of way to a point; thence 91° 37' 20" right for 420.00 feet to a point; thence 91° 37' 20" left for 315.00 feet to a point; thence 91° 37' 20" right for 900.00 feet to the point of beginning. Situated in Shelby County, Alabama

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Personal Representative, Mary Jane Bates Wilkerson, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of October, 2019.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/01/2019 01:52:04 PM  
\$222.00 CHERRY  
20191101000405370

*Allen S. Byrd*

ESTATE OF DENNIS A. BATES, DECEASED

*Mary Jane Bates Wilkerson PR.*  
Mary Jane Bates Wilkerson  
Personal Representative

State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Mary Jane Bates Wilkerson, Personal Representative of the Estate of Dennis A. Bates, deceased, Probate Case No. PR-2006-000440, 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 28th day of October, 2019.

*Sandy F. Johnson*  
Notary Public, State of Alabama  
Sandy F. Johnson  
My Commission Expires: January 22, 2023

