


This instrument was prepared by:
A. Vincent Brown, Jr., Esq.
510 18th Street North
Bessemer, AL 35020

SEND TAX NOTICE TO:
VIRGINIA JACKSON
5613 CROSSINGS VIEW
BIRMINGHAM, AL 35242

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**THIS DEED BEING PREPARED WITHOUT THE BENEFIT
OF A TITLE EXAMINATION BY THE PREPARER.**

**STATE OF ALABAMA
COUNTY OF SHELBY**


20200622000253670 1/4 \$36.00
Shelby Cnty Judge of Probate, AL
06/22/2020 12:52:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in Consideration of Ten Hundred Thousand and 00/100 Dollars \$10,000.00, the amount of which can be verified by agreement or contract between the parties, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, VIRGINIA JACKSON, an unmarried woman, whose mailing address is 5613 Crossings View, Birmingham, AL 35242, does (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto VIRGINIA JACKSON and TRACE SHANE WILDER, whose mailing address is 5613 Crossings View, Birmingham, AL 35242 (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, the address of which is 5613 Crossings View, Birmingham, AL 35242, to-wit:

See Attached Exhibit A and Exhibit B.

SUBJECT PROPERTY IS THE GRANTOR(S) HOMESTEAD

VIRGINIA JACKSON IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN INSTRUMENT 20061212000601170 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, DONALD B. JACKSON HAVING DIED ON DECEMBER 28, 2017, AND KEITH CONNER HAVING DIED ON NOVEMBER 25, 2019.

NO MONEY IS BEING CONVEYED ASSOCIATED WITH THIS DEED AS IT IS BEING PREPARED AND RECORDED FOR ESTATE PLANNING PURPOSES.

SUBJECT to easements, right of ways, ad valorem taxes, mineral and mining rights, building lines, as shown in the public records.

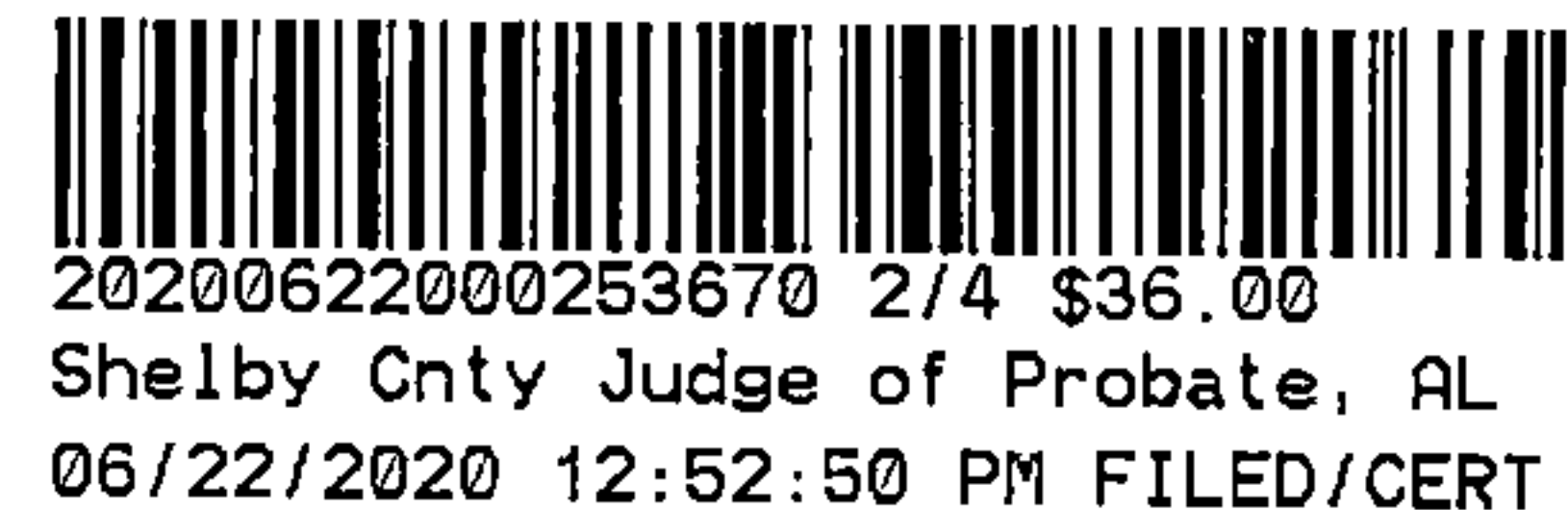
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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, I/(we), VIRGINIA JACKSON, an unmarried woman, have hereunto set my (our) hand(s) and seal(s) this 9th day of January, 2020.

Virginia Jackson (SEAL)
VIRGINIA JACKSON

STATE OF ALABAMA
Jefferson COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIRGINIA JACKSON, an unmarried woman, whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2020.

Sharon Willis
Notary Public
My Commission Expires: 2-15-23

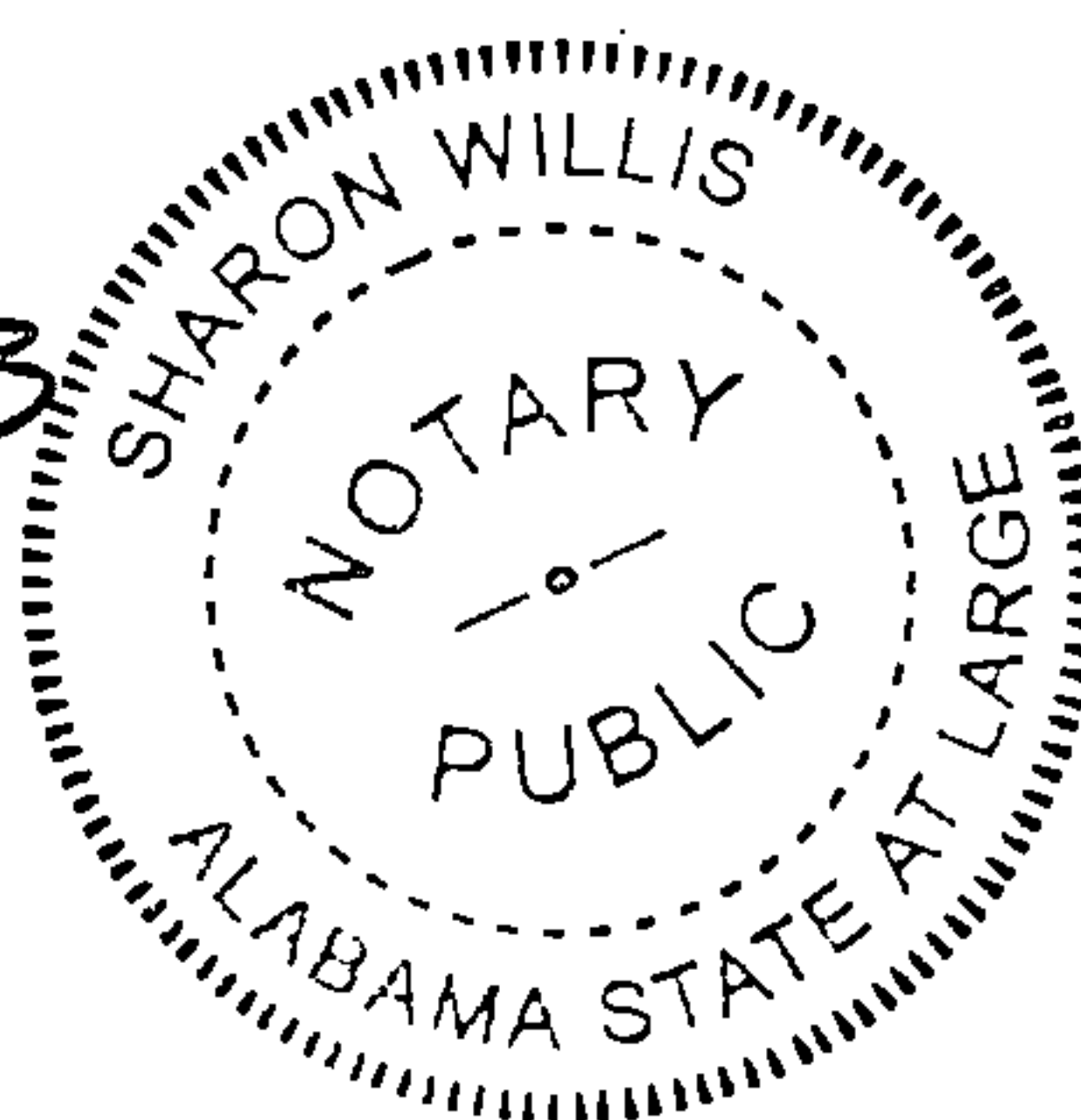


EXHIBIT "A"

20061212000601170 2/3 \$201.5
Shelby Cnty Judge of Probate
12/12/2006 10:48:29AM FILED/

This conveyance is made with the express reservation and condition that Grantees, for themselves and on behalf of their heirs, administrators, executors, successors, assigns, contractors, permittees, licensees and lessees, hereby release and forever discharge Grantor from any and all liability, claims and causes of action, whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on, or under the surface of or over the property herein conveyed, as the case may be, which are caused by, or arise as a result of, past, present, or future soil, subsoil, or other conditions (including, without limitation, sinkholes, underground mines, subsurface waters, and limestone formations) under or on the subject property, whether contiguous or non-contiguous. Grantees acknowledge that they have made their own independent inspections and investigations of the subject property and are purchasing the subject property in reliance upon such inspections and investigations. For purposes of this paragraph, Grantor shall mean and refer to the members, managers, agents, employees, successors, assigns, members, owners, managers, partners, officers and contractors of Grantor and any successors and assigns of Grantor.

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EXHIBIT "B"

20061212000601170 3/3 \$201.50
Shelby Cnty Judge of Probate, AL
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10-foot easement located along the rear lot line and a 7.5-foot easement along Easterly lot line, as shown on the recorded map of said subdivision.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Misc. Volume 27, page 381, Instrument #20060426000194980, Instrument #20050413000172750, Instrument #1997-23467 and Instrument #20050322000127490.

Agreement with City of Hoover as recorded in Instrument #20050322000127490.

Easement as shown in Instrument #1993-31528 and in Instrument #1993-31529.

Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 319, page 293 in the Probate Office of Shelby County, Alabama.

Any riparian rights with respect to Moon Glow Lake bordering property.

Covenants, conditions, releases, limitation of actions, and other matters in that certain Statutory Warranty Deed recorded in Instrument #1997-23467.

Easement to the City of Hoover as shown in Instrument #2000-25987.

Easement to Alabama Power Company recorded in Instrument #20040204000057770, Instrument #20050803000391990, Instrument #20050803000391980, Instrument #20060201000052420, Book 220, Page 57 and Book 217, Page 750.

Power lines, drainage and other matters as shown on survey of Paragon Engineering, Inc., dated 05/07/97 and on survey of Laurence D. Weyand dated 01/22/05.

Memorandum of Lease to Foresite, LLC, as shown in Instrument #20021217000632730.

Amendment to Restrictive Covenants (Sanctuary) as recorded in Instrument #20060516000230000.

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Shelby County, AL 06/22/2020
State of Alabama
Deed Tax: \$5.00