

20200709000284070
07/09/2020 09:04:27 AM
DEEDS 1/2

Send tax notice to:

Donald + Cheryl Jones
140 Rushton Lane
Calera AL 35040

This instrument prepared by:
Meredith R. Logan, Attorney
450 Tarrant Road, Suite 112
Gardendale, AL 35071

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY-TWO THOUSAND AND 00/100 (\$222,000.00) in hand paid to the undersigned, **PAMELA S. GANUS and CAREY GANUS, wife and husband**, (hereinafter referred to as "Grantor(s)"), by **DONALD L. JONES and CHERYL DIANNE JONES** hereinafter referred to as "Grantee(s)"), 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 191, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE WEST, SECTOR 1, AS RECORDED IN MAP BOOK 33, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

EASEMENTS, BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

The Grantor does for his/ her heirs and assigns, covenant with Grantees, their assigns, administrators and successors, that he/she is lawfully seized in fee simple of said premises; that he/she is free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators and assigns shall warrant and defend the same to Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantees, its assigns, administrators and successors forever.

IN WITNESS WHEREOF, Grantors have set their signatures and seals on this the 29th day of June, 2020.

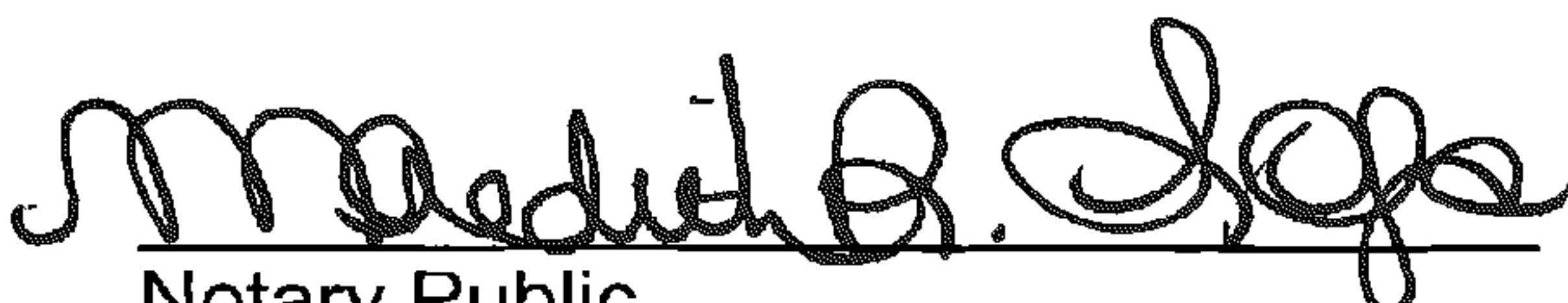

PAMELA S. GANUS

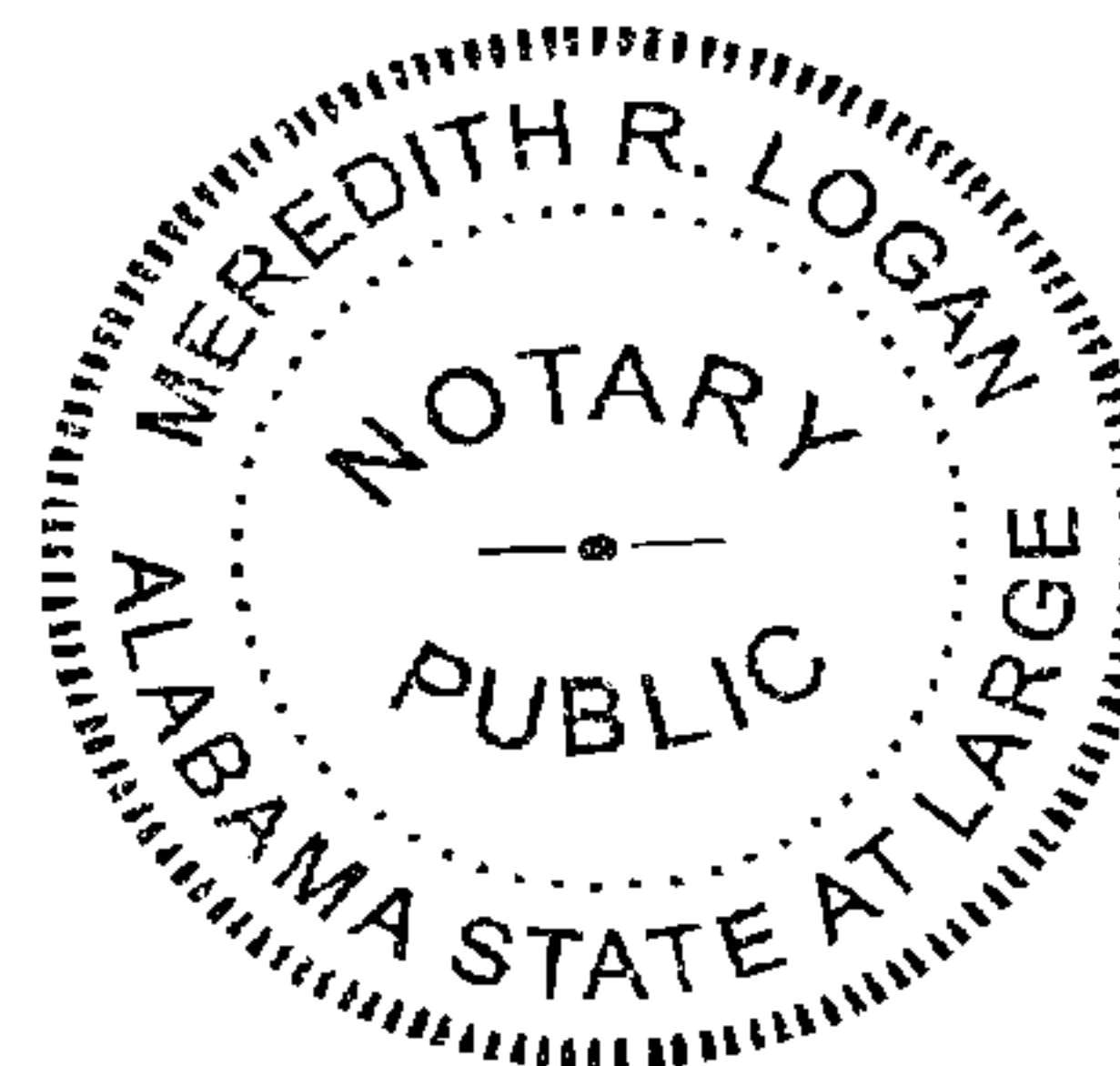
CAREY GANUS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that PAMELA S. GANUS and CAREY GANUS whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, 2020.


Notary Public
My Commission Expires: 04/14/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2020 09:04:27 AM
\$247.00 CHERRY
20200709000284070

