

Send tax notice to:
BENJAMIN M HUDSON
5300 WOODFORD DRIVE
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

2020661T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars (\$519,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **REBECCA W JONES and WARREN T JONES, JR., WIFE AND HUSBAND** whose mailing address is: 1036 Royal Mile Birmingham AL 35242 (hereinafter referred to as "Grantors") by **BENJAMIN M HUDSON and CATHLEEN F HUDSON** whose property address is: **5300 WOODFORD DRIVE, 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 40, Block 2, according to the Amended Map of Woodford, as recorded in Map Book 8, page 51A, B, C and D, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


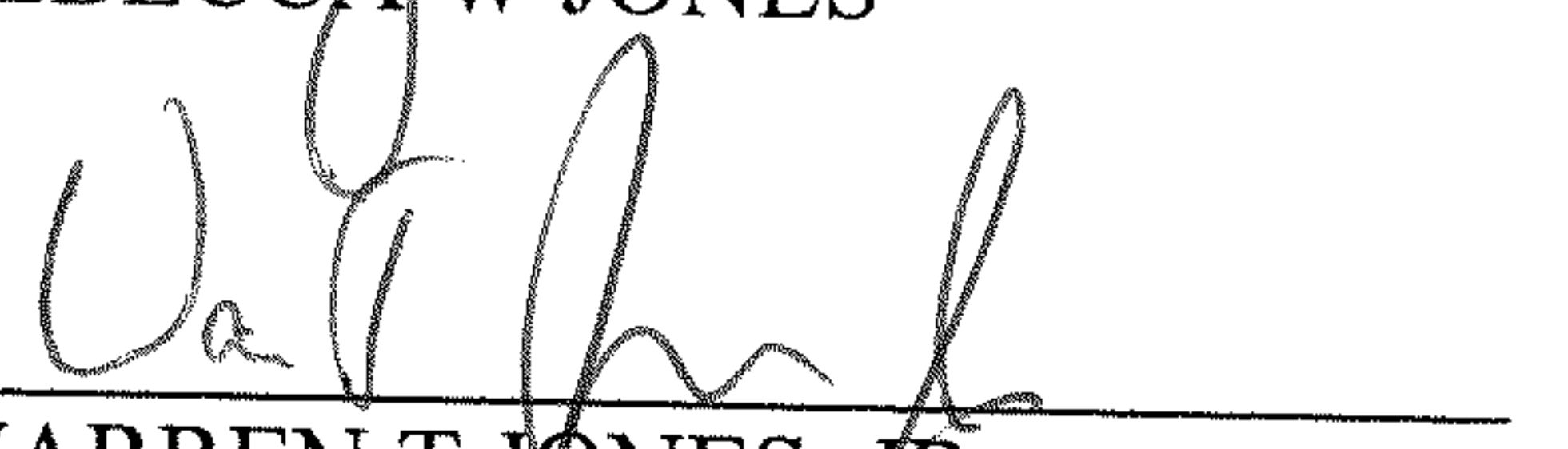
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and Survey of Amended Map of Woodford, as recorded in Map Book 8, page 51A, B, C and D, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Deed Book 64, page 267 and Real 48, page 427.
4. Covenants, Conditions and Restrictions recorded in Misc. Book 38, page 380.
5. Transmission Line permit to Alabama Power Company recorded in Deed Book 331, page 845.
6. Agreement with Alabama Power Company recorded in Misc. Book 38, page 454 and Misc. Book 38, page 455.

\$493,905.00 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.

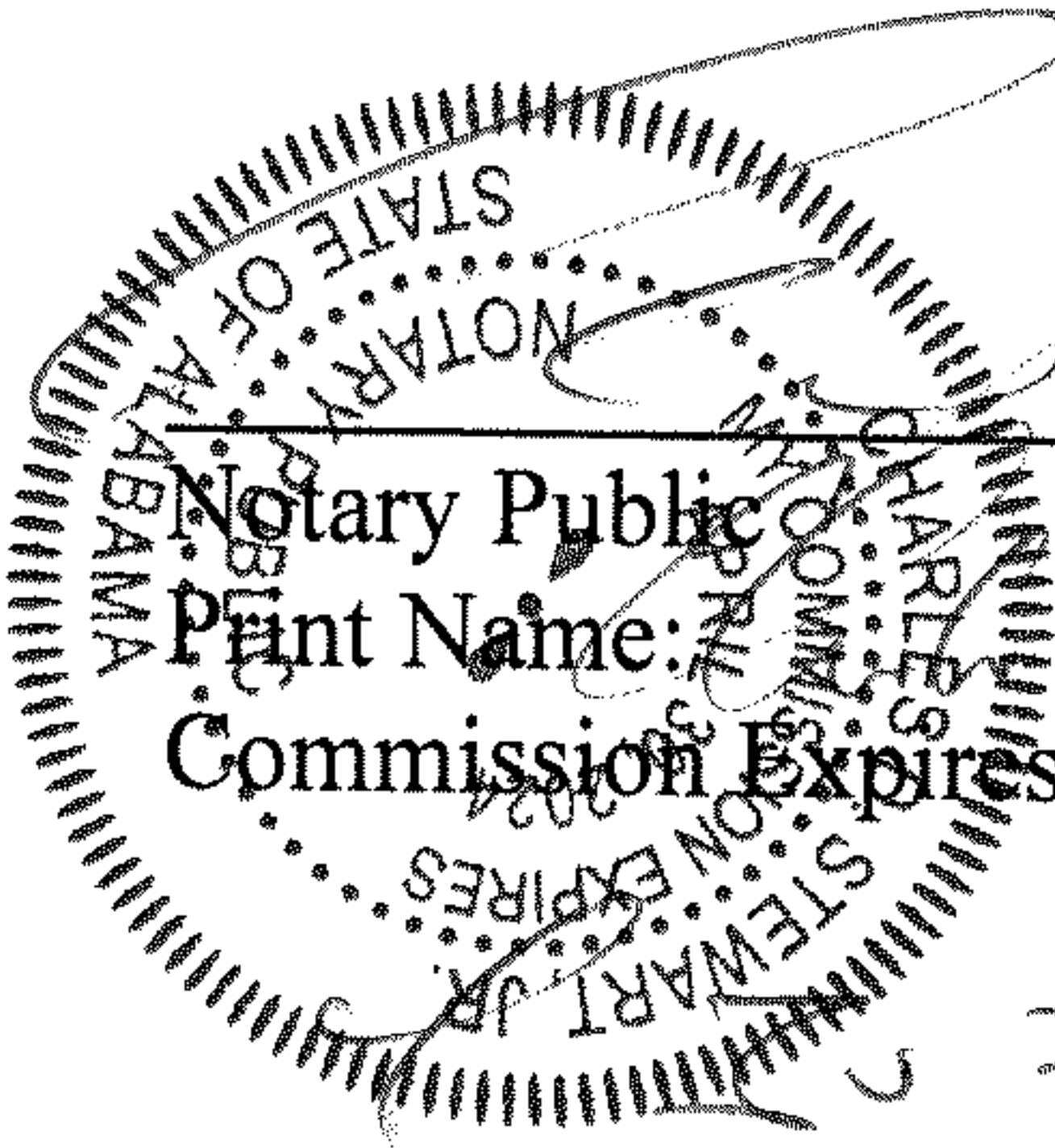
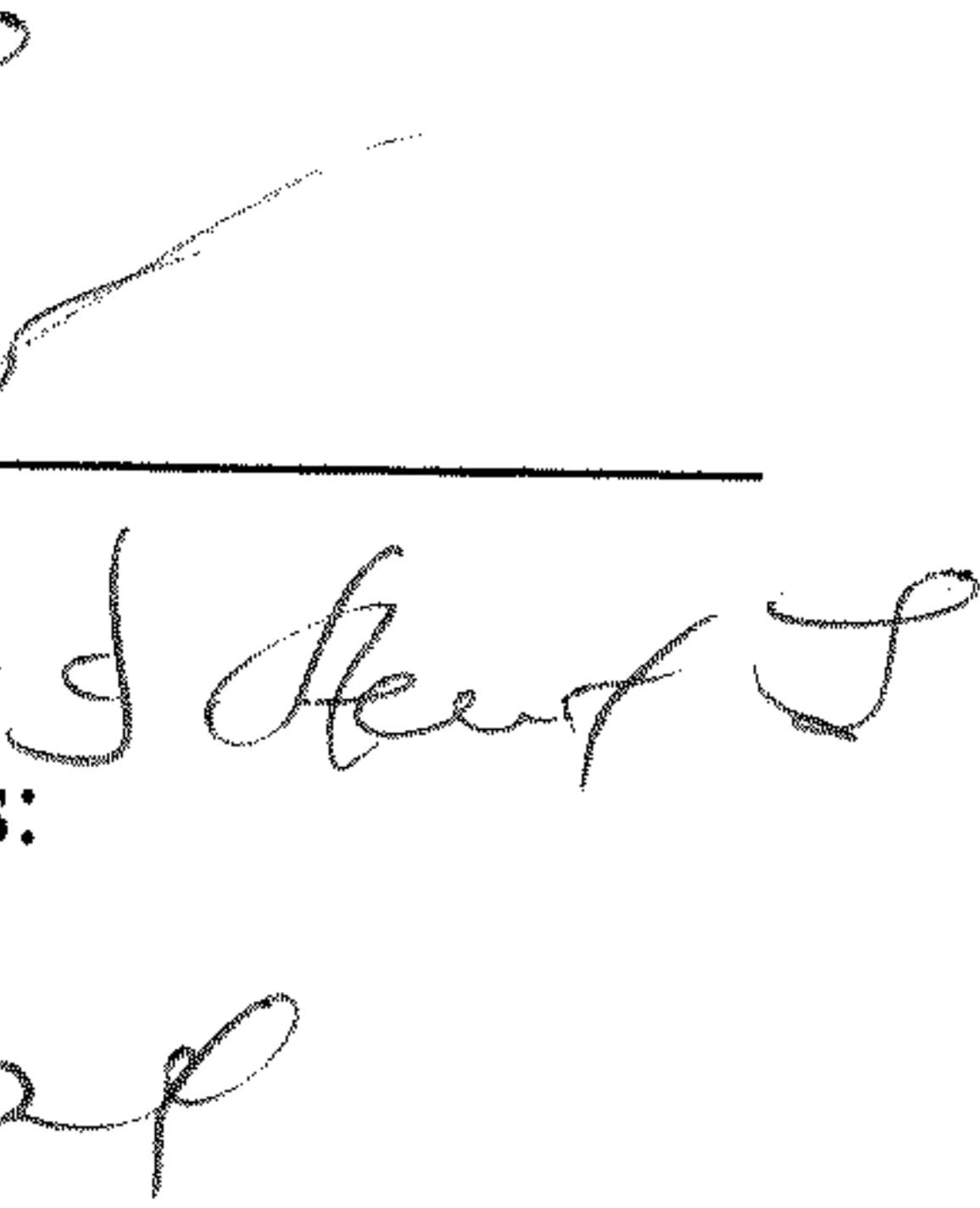
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 28 day of August, 2020.


REBECCA W JONES

WARREN T JONES, JR.

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REBECCA W JONES and WARREN T JONES, JR. 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 28 day of August, 2020.


Notary Public
Print Name: CHARLES R. STEWART, JR.
Commission Expires: 08/31/2022




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2020 10:46:32 AM
\$51.00 JESSICA
20200901000386460

