

This Instrument was Prepared by:

Lauren N. Smith, Esquire  
For National Title & Appraisal, Inc  
2880 Crestwood Blvd  
Irondale, AL 35210  
File No.: 208968

Send Tax Notice To: Jessica Lee Jones  
40 Magnolia Lane  
Wilsonville, AL 35186  
20201105000504620  
11/05/2020 02:22:24 PM  
DEEDS 1/2

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

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State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Forty Two Thousand Five Hundred Dollars and No Cents (\$142,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Jebel's Properties, LLC**, an Alabama limited liability company, whose

226 Baron Dr. Chaska, Al 35043 mailing address is

(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 **Jessica Lee Jones and Benjamin Jobie Jones**, whose mailing address is **40 Magnolia Lane, Wilsonville, AL 35186** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **40 Magnolia Ln., Wilsonville, AL 35186**; to wit;

A part of the Southwest Quarter of Northwest Quarter of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows: Commencing at a point in the center of the Southern Railway track at the East end of a culvert being the first culvert East of the Wilsonville Depot and run Easterly along the center of the Southern Railway track, a distance of 30 feet; thence Northerly and perpendicular to center line of Southern Railway 50 feet, being the Southeast corner of lot deeded to Dewey F. Bolton as shown by deed recorded in Deed Book 136, Page 77; thence in an Easterly direction and parallel with and 50 feet from centerline of Southern Railway 355 feet for point of beginning, said point being the Southeast corner of the Sam Stoudenmire lot; thence in a Northerly direction along East line of Stoudenmire lot a distance of 272 feet; thence in a Northeasterly or Easterly direction to an iron stake situated 15 feet East of a wateroak tree; thence run in a Northeasterly direction 300 feet, more or less, to a stake on West boundary of a lot formerly owned by H.R. Tolbert and known as Huston lot; thence in a Southerly direction along West line of said Huston lot 412 feet to North boundary of Southern Railway right of way; run thence in a Westerly direction along the Northerly boundary of said railway right of way 200 feet, more or less, to point of beginning.  
Situated in Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines and other rights of whatever nature, recorded and/or unrecorded.

\$139,918.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 Sole Owner, Henry Jason Jebeles, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of October, 2020.

JEBELES PROPERTIES, LLC

  
Henry Jason Jebeles  
Sole Owner

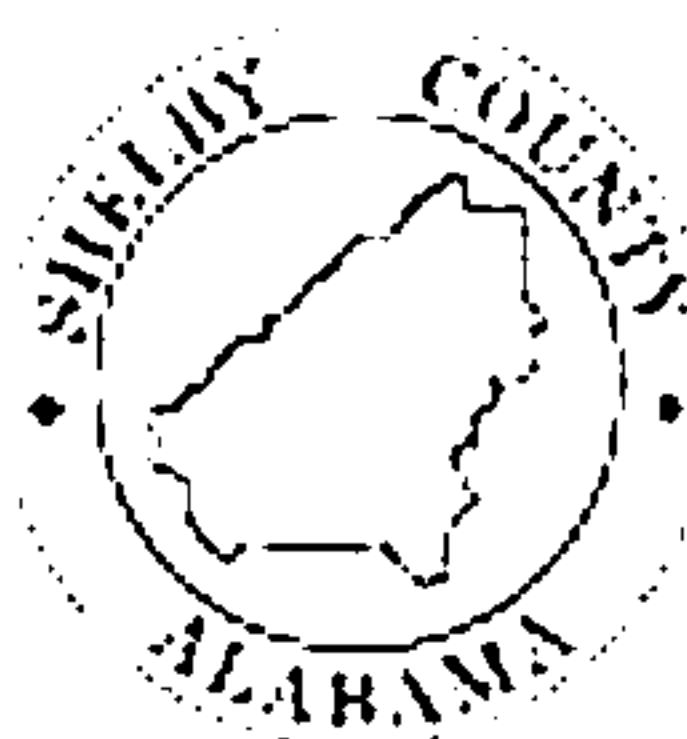
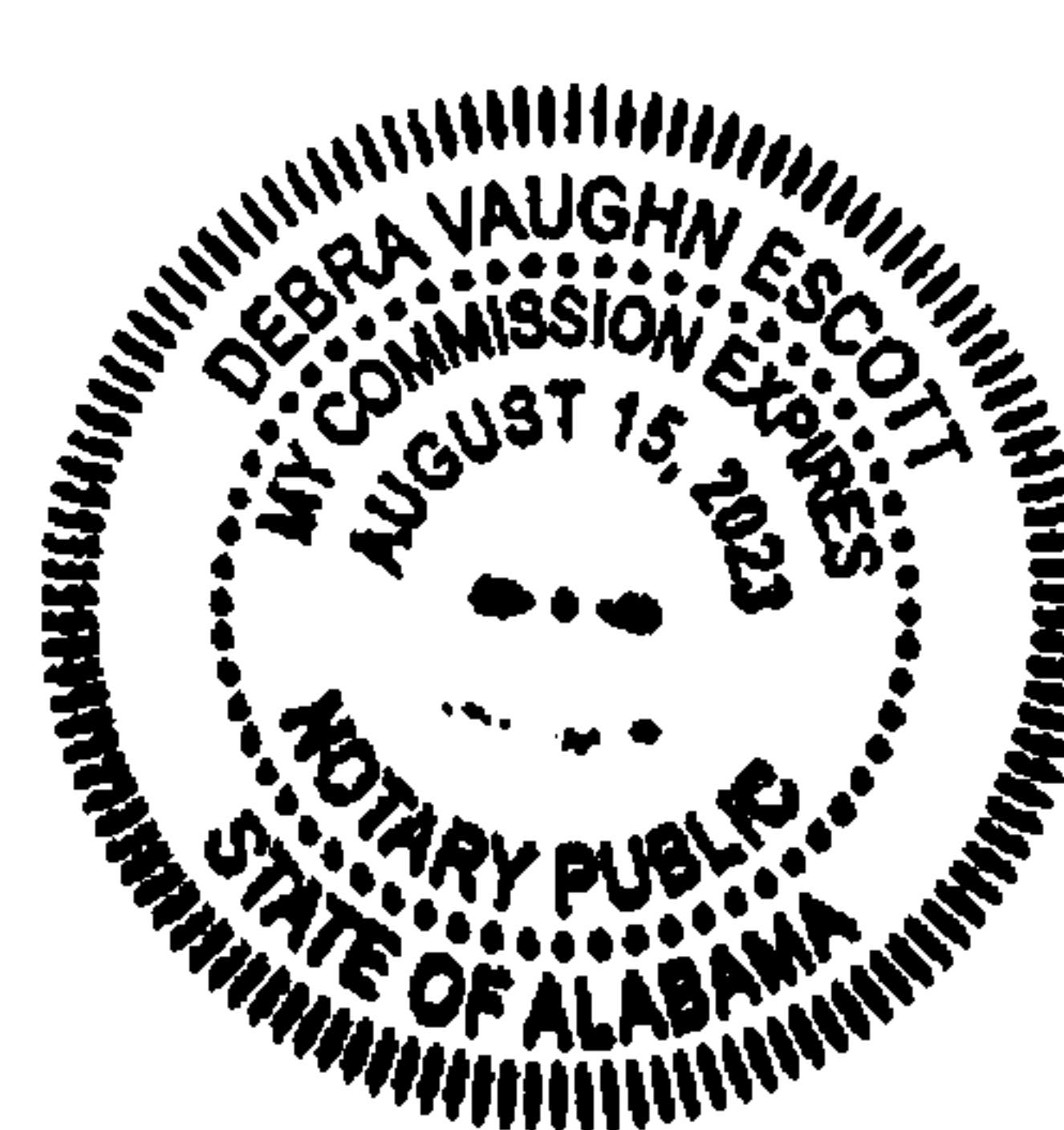
State of Alabama

County of Jefferson

I, Debra Vaughn Escott, a Notary Public in and for said County in said State, hereby certify that Henry Jason Jebeles, Sole Owner of Jebeles Properties, LLC 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 29th day of October, 2020.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Debra Vaughn Escott  
My Commission Expires: 8/15/2023



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/05/2020 02:22:24 PM  
\$28.00 CHERRY  
20201105000504620

