

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1980

SEND TAX NOTICE TO:

Wesley R. Jones
3677 Cahaba Beach Road
Birmingham, AL 35242

[Space Above This Line for Recording Data]

20201118000529430
11/18/2020 03:37:21 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Sixty-five Thousand and 00/100 Dollars (\$365,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Diana Lynn Holladay, a single person** whose mailing address is: 7220 Majestic Blvd Navarre Fl 32566 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Wesley Jones** whose mailing address 3677 Cahaba Beach Road, Birmingham, AL 35244 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of , 3677 Cahaba Beach Rd, Hoover, AL 35242

Property being and lying in Shelby County Alabama and described as follows:

Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 31, Township 18 South, Range 1 West and run South along the East line of said quarter-quarter section 165 feet; thence South 87 degrees 30 minutes West and parallel with the North line of said quarter-quarter 283 feet to the Easterly right of way line of a Public Road, which is the point of beginning of the parcel herein described; thence run in a Southerly direction along the Easterly Right of Way line of said public road, a distance of 110 feet; thence run East, parallel with the North line of said quarter-quarter section, a distance of 196 feet; thence run in a Northerly direction, parallel with the Easterly Right of Way of said public road, a distance of 110 feet to a point which is 165 feet south of the North line of said quarter-quarter section; thence run West parallel with the North line of said quarter-quarter section a distance of 196 feet to the point of beginning.

\$280,000 of the purchase price being paid from mortgage filed simultaneous herea

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, 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 grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of November, 2020.

Diana Lynn Holladay
Diana Lynn Holladay

STATE OF ~~ALABAMA~~ ^{Arizona}

Yavapai County ss:

I, MICHAEL EICH

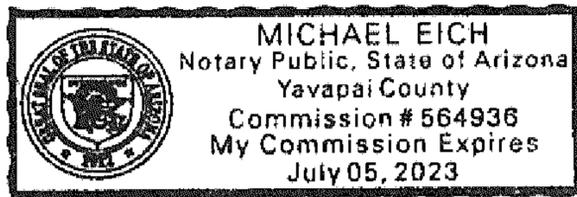
, a Notary Public in and for said county in said state, hereby certify that **Diana Lynn Holladay** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 12 day of November, 2020

My Commission Expires: 07/05/2023

Michael Eich
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/18/2020 03:37:21 PM
\$110.00 CHARITY
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Allie S. Bayl