

Send tax notice to:  
ROBERT BURNS JONES  
3600 SHANDWICK PLACE  
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

2020849T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **BARBARA A JONES, A SINGLE INDIVIDUAL** whose mailing address is: 1329 Linkside Dr., Bham, AL 35242 (hereinafter referred to as "Grantors") by **ROBERT BURNS JONES and RICHARD LEE VAN PELT, JR** whose property address is: **3600 SHANDWICK PLACE, 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 101, according to the survey of Greystone, 1st Sector, Phase II, as recorded in Map Book 15, pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, Common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317, page 260 and First Amendment to Greystone Residential Declaration of Covenants, Conditions and Restrictions recorded in Real 346, page 942 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Current taxes, existing easements, restrictions, set-back lines, right of ways, if any, and limitations of record.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Barbara A Jones is the surviving grantee of that certain deed recorded in Instrument 1933-07799 in the Probate Office of Shelby County, Alabama; the other grantee Bobby B Jones having died on or about the 22nd day of September, 2018.

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 13 day of November, 2020.


  
BARBARA A JONES

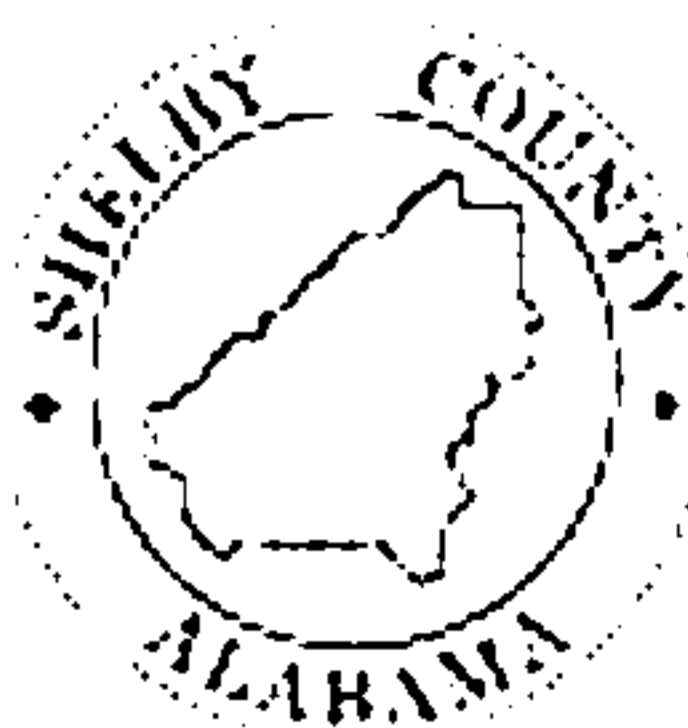
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARBARA A JONES 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 13<sup>th</sup> day of November, 2020.



  
Notary Public  
Print Name: Deborah G Leonard  
Commission Expires: 3-13-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/02/2020 02:07:35 PM  
\$75.00 CHARITY  
20201202000550900

