


This instrument prepared by:
Bryan G. Hale
Goforth Hale LLC
2226 1st Ave. So., Unit 105
Birmingham, AL 35233

Please send tax notices to:
Butch Jones
916 Signal Valley Trail
Chelsea, AL 35043

No title assurance given


20201230000598530 1/3 \$297.00
Shelby Cnty Judge of Probate, AL
12/30/2020 07:45:20 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in-hand paid to the undersigned, by the said Grantees, the receipt whereof, upon the delivery hereof, is hereby acknowledged, the said Grantor,

TREE TOP FAMILY ADVENTURE L.L.C., an Alabama limited liability company, herein referred to as Grantor, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto

BUTCH JONES and ALIDA JONES, a married couple
as joint tenants with right of survivorship

herein referred to as Grantees, all its interest in and to the real property situated, lying and being in Shelby County, Alabama, and described on Exhibit A, which is attached hereto and incorporated herein by reference for all purposes.

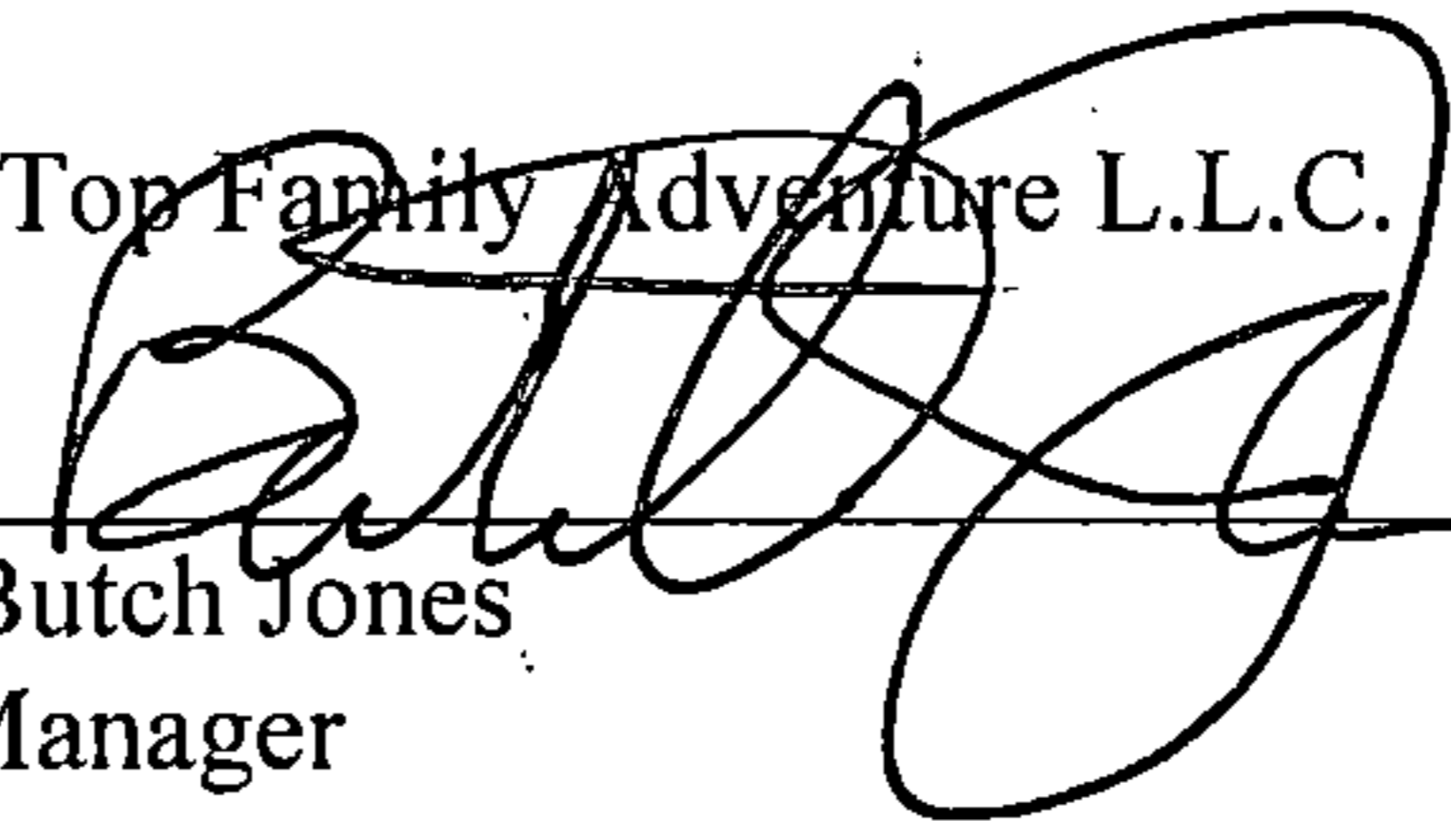
TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants with Right of Survivorship, in fee simple, their heirs and assigns forever, SUBJECT TO: (i) liens for ad valorem taxes due October 1, 2020 and thereafter, and (ii) easements, restrictions, and rights-of-way of record.

And Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs, executors, and administrators, that Grantor is lawfully seized in fee simple of said premises; that the said premises are free from all encumbrances, unless otherwise noted on Exhibit A, that Grantor is entitled to the immediate possession thereof; that Grantor has good right to sell and convey the same as aforesaid; that Grantor, along with its successors and assigns, shall warrant and defend the same to the said Grantee, their heirs, executors, and administrators forever, against the lawful claims of all persons.

NO TITLE EXAMINATION HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT AND THE LEGAL DESCRIPTION HAS BEEN PROVIDED TO THE PREPARER BY THE GRANTOR.

Shelby County, AL 12/30/2020
State of Alabama
Deed Tax: \$269.00

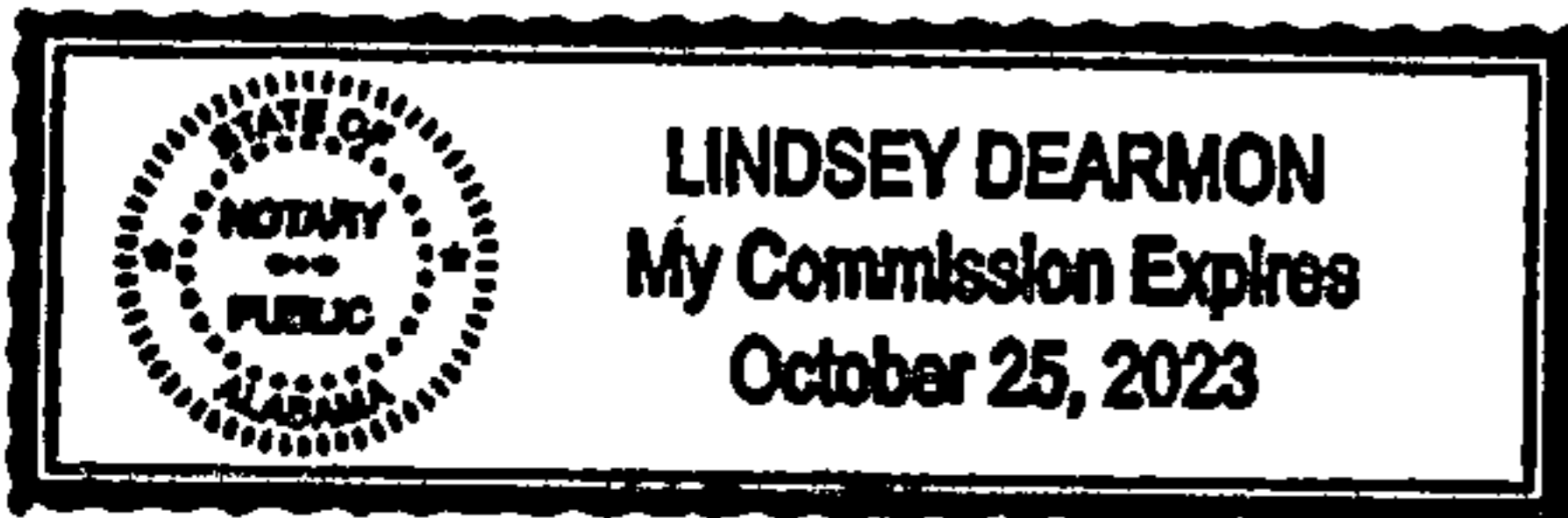
IN WITNESS WHEREOF, the said Grantor who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of December, 2020.

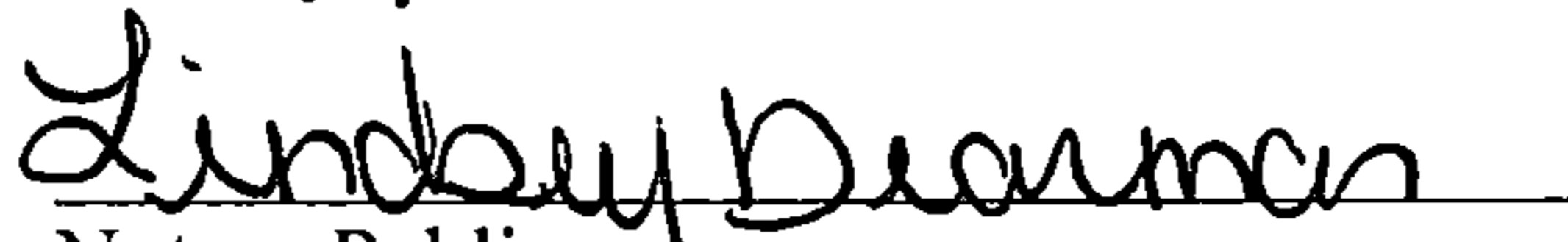
Tree Top Family Adventure L.L.C.

By: Butch Jones
Its: Manager

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Butch Jones, as manager of Tree Top Family Adventure L.L.C., who is known to me and whose name is signed to the foregoing conveyance, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as manager of Tree Top Family Adventure L.L.C. executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 14 day of December, 2020.




Notary Public
My commission expires: October 25, 2023

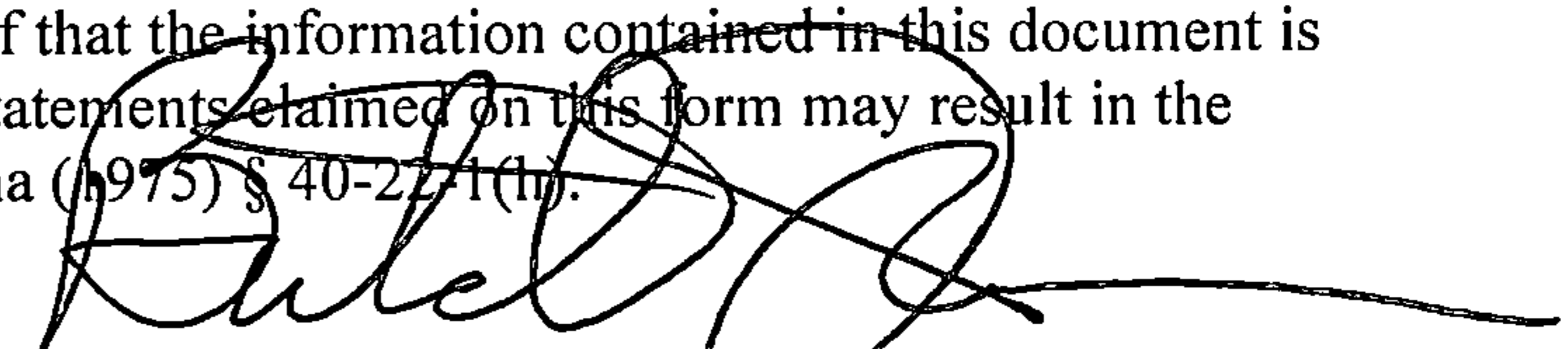
Real Estate Sales Validation Form

Grantor's Name:	Tree Top Family Adventure L.L.C.	Grantee's Name:	Butch Jones and Alida Jones
Grantor's Address:	150 Highland View Dr. Birmingham, AL 35242	Grantee's Address:	916 Signal Valley Trail Chelsea, AL 35043
Property Address:	1004 Dunnavent Valley Rd., Chelsea, AL 35242	Date of Sale:	December 15, 2020
		Assessor's Market Value:	\$268,650.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Shelby County tax assessor's valuation.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama (1975) § 40-22-1(h).

Dated: December 15, 2020


Butch Jones, Manager and Member of Tree Top Family Adventure L.L.C.



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**SCHEDULE A
(continued)**

LEGAL DESCRIPTION

Commence at the NE corner of the SW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West; thence run South along the East line of said 1/41/4 Section a distance of 786.50 feet; thence turn an angle of 64 degrees 29 minutes 30 seconds to the right and run a distance of 510.00 feet; thence turn an angle of 84 degrees 19 minutes 30 seconds to the right and run a distance of 40.70 feet to the NW right of way line of Shelby County Highway No. 41 and the point of beginning; thence turn an angle of 38 degrees 42 minutes 46 seconds to the left and run a distance of 379.10 feet; thence turn an angle of 76 degrees 33 minutes 15 seconds to the left and run a distance of 191.90 feet to the East Right of Way line of U.S. Highway No. 280; thence turn an angle of 64 degrees 51 minutes 02 seconds to the left and run along said right of way line a distance of 38.50 feet; thence turn an angle of 39 degrees 23 minutes 55 seconds to the left and run along said right of way line a distance of 158.05 feet; thence turn an angle of 40 degrees 06 minutes 18 seconds to the left and run along said right of way line a distance of 306.02 feet; thence turn an angle of 04 degrees 41 minutes 19 seconds to the left and run along said right of way a distance of 8.98 feet to the point of beginning; Situated in the NW 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County Alabama.

Less and except the following described property conveyed in Instrument No. 20080328000146990:

A part of the SW 1/4 of SE 1/4, Section 17, Township 19 South, Range 1 West, identified as Tract No. 1. Parcel 1 of 1, Project No. ST-052-038-003, Shelby County, Alabama and being more fully described as follows:

Commencing at the SW corner of the SE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 1 West, run thence N 07 degrees 12 minutes 35 seconds E a distance of 1882.20 feet, more or less, to a point on present RW of County Road 41, which is the Point of Beginning.

Thence N 70 degrees 51 minutes 05 seconds W and along the present RW line of U.S. 280 a distance of 37.34 feet to a point on the present RW line; (said point offset 89.87 feet and perpendicular to centerline County Road 41 at station 52 + 20.00);

Thence N 71 degrees 25 minutes 43 seconds E and along the required RW line a distance of 282.16 feet to a point on the required RW line (said point offset 55.00 feet and perpendicular to centerline of County Road 41 at station 55 + 00.00);

Thence N 64 degrees 05 minutes 42 seconds E and along the required RW line if extended would intersect a point offset 65.00 feet and perpendicular to centerline of County Road 41 at station 58 + 00, a distance of 41.25 feet to a point on the grantor's Northeast property line;

Thence S 69 degrees 50 minutes 51 seconds E and along the grantor's property line a distance of 21.89 feet to a point on the present RW line of County Road 41;

Thence S 68 degrees 52 minutes 11 seconds W and along the present RW line a distance of 310.84 feet; to the point and place of BEGINNING.



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