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Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

DEEDS 1/4

Send Tax Notice To:  
Porter L. Thomas  
763 Cahaba Manor Trail  
Pelham, AL 35124

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

**Zechariah R. Jones and Jackie Jones, a married couple, and James Patrick Hall, a married man, whose mailing address is:**

763 Cahaba Manor Trail, Pelham, AL 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Porter L. Thomas, whose mailing address is:**

773 Cahaba Manor Trail, Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 763 Cahaba Manor Trail, Pelham, AL 35124** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the homestead of James Patrick Hall, nor that of his spouse, neither is it contiguous thereto.

\$130,950.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 22 day of July, 2021.

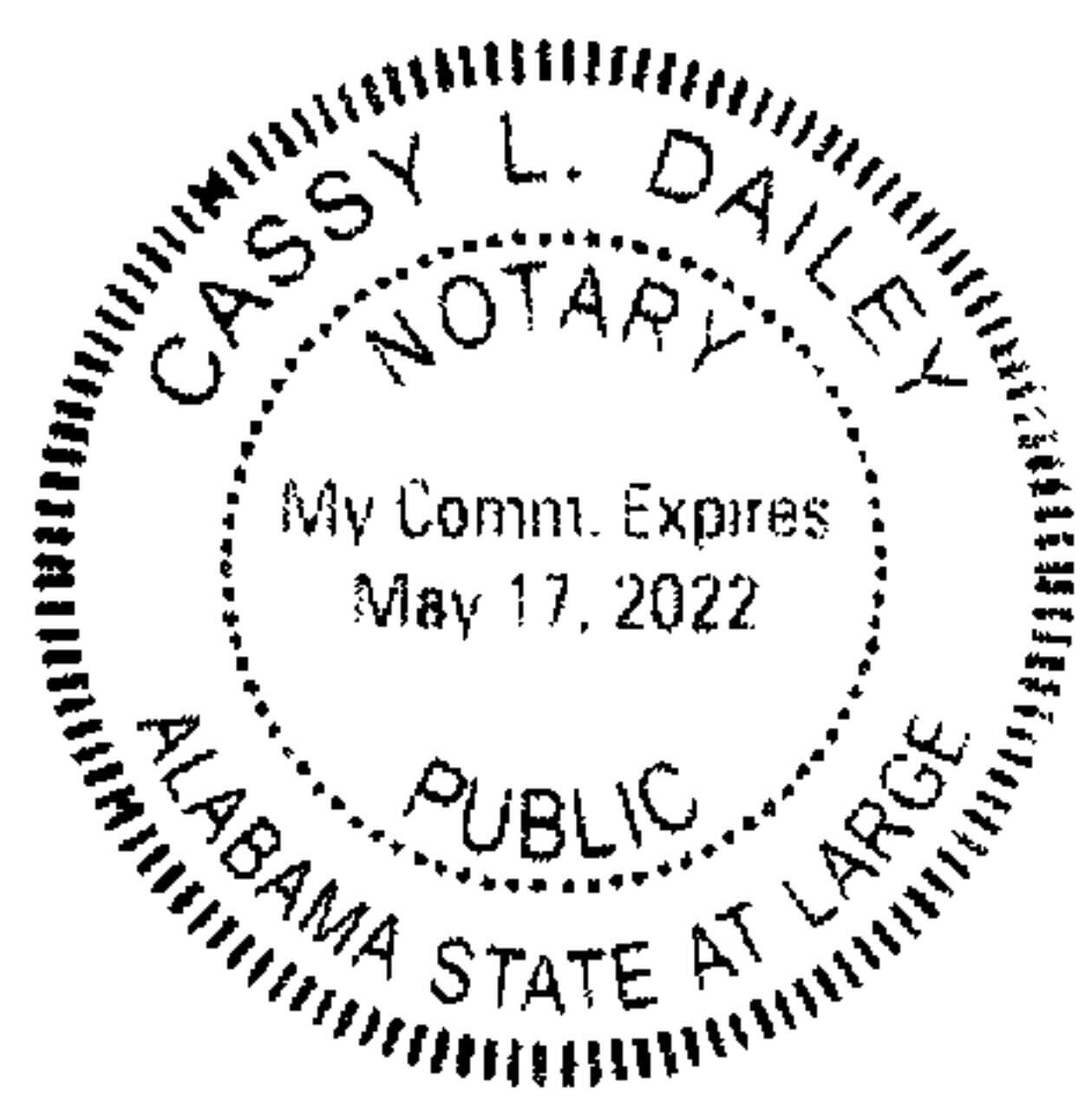
Zechariah R. Jones      Jackie Jones  
Zechariah R. Jones      Jackie Jones

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Zechariah R. Jones, Jackie Jones 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 the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of July, 2021.

Cassy L. Dailey  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: 05-17-2022



IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 29<sup>th</sup> day of July, 2021.

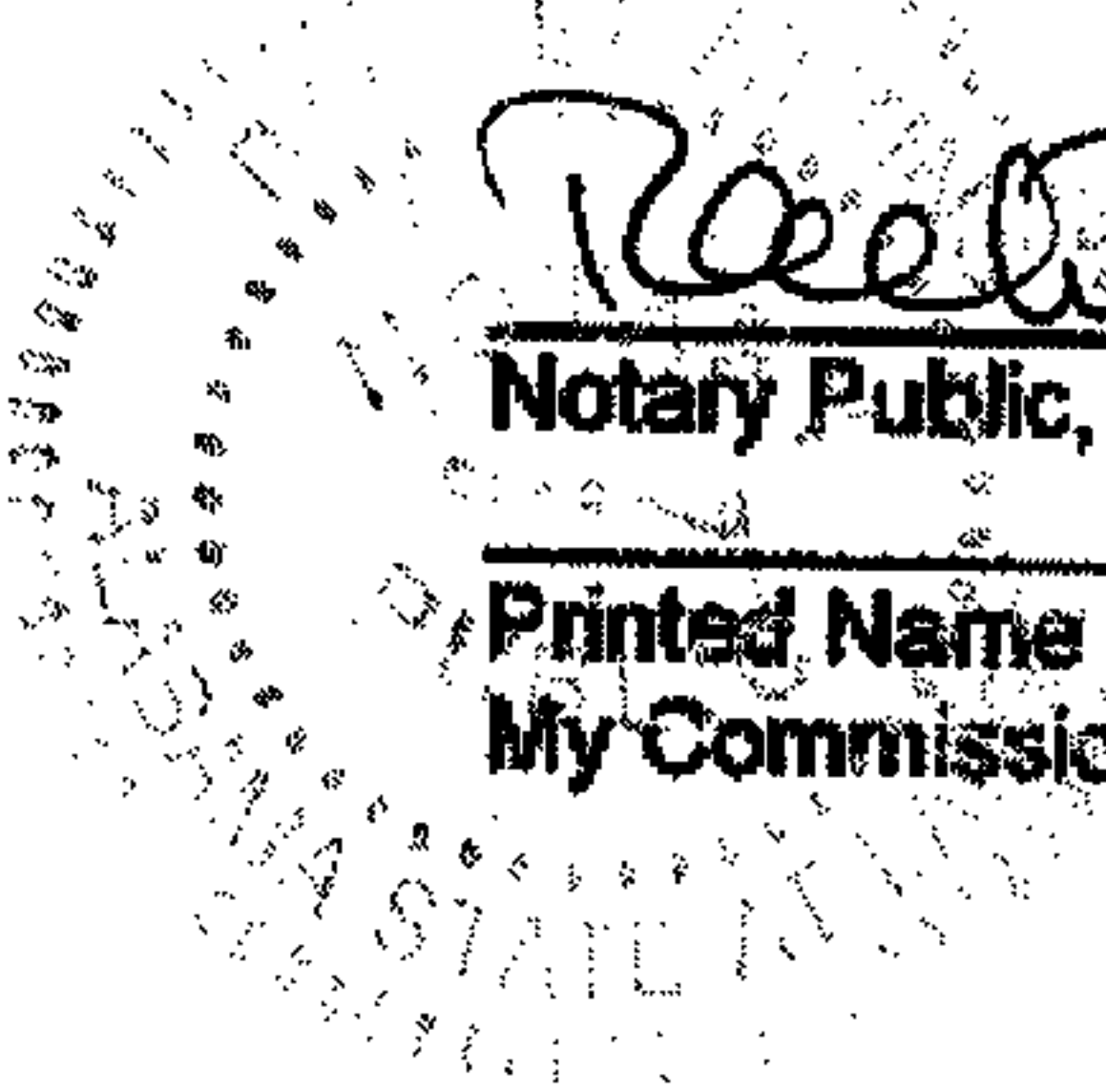
James Patrick Hall  
James Patrick Hall

State of Alabama  
County of Elmore

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that James Patrick Hall 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 the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 19 day of July, 2021.

Rachel D. Allen  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires: 12-5-23



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 36, according to the Survey of Cahaba Manor Townhomes, Second Addition, as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama. Except that part of said Lot 36, more particularly described as follows: Begin at the North corner of said Lot 36; thence in a Southwesterly direction along the Northwest line of said Lot 36, a distance of 142.89 feet; thence 10 degrees 34 minutes left in a Southwesterly direction along the Northwest line of said Lot 36 a distance of 25.99 feet to a point on the Northeast right of way line of Cahaba Manor Trail, said point also being on a curve to the right, said curve having a radius of 110.34 feet and a central angle of 00 degrees 16 minutes 55 seconds; thence 90 degrees left to a tangent of said curve; thence along an arc of said curve in a Southeasterly direction along said right of way, a distance of 0.54 feet to end of said curve; thence 79 degrees 42 minutes 55 seconds left from tangent of said curve in a Northeasterly direction a distance of 168.33 feet to a point on the Northeast line of said Lot 36; thence 90 degrees left in a Northwesterly direction along said Northeast line a distance of 5.3 feet to the point of beginning. Also, the northwesterly 0.3 feet of Lot 35 of said subdivision.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2021 02:09:48 PM  
\$35.50 BRITTANI  
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*Alvin S. Boyd*