

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:  
Kendall W. Maddox  
Kendall Maddox & Associates, LLC  
2550 Acton Road, Ste 210  
Birmingham, AL 35243

Send Tax Notice To:  
Cherry K. Jones  
185 Scarlet Lane  
Chelsea, AL 35043



20210907000435550 1/4 \$42.00  
Shelby Cnty Judge of Probate, AL  
09/07/2021 02:03:59 PM FILED/CERT

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**CHERRY K. JONES, AN UNMARRIED WOMAN**

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

**CHERRY K. JONES AND JODY MCLAUGHLIN, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE JONES LIVING TRUST, DATED AUGUST 31, 2021, AND ANY AMENDMENTS THERETO**

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto to legal description

\*This being the same property deeded to G. Rodney Jones and Cherry K. Jones, Joint with Right of Survivorship in Deed Book 149, Page 257. G. Rodney Jones passed away on September 20, 2016, thereby making Cherry K. Jones the sole owner of the property.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

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

*THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.*

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

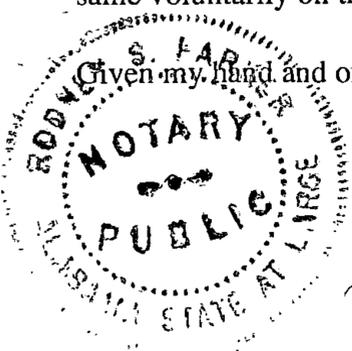
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31 day of August, 2021.

CHERRY K. JONES

STATE OF ALABAMA )  
JEFFERSON COUNTY ) **GENERAL ACKNOWLEDGEMENT:**

I, Rodney S. Parker, a Notary Public in and for said County, in said State, hereby certify that Cherry K. Jones, an unmarried woman, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 31 day of August, 2021.



Notary Public  
My Commission Expires: 12-04-2023



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Exhibit "A"

A tract of land situated in the NW  $\frac{1}{4}$  -NW  $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 East, described as follows: Commence at the Southwest corner of said quarter-quarter and run South along the West line of the Southwest Quarter of the Northwest Quarter of said Section 83.4 feet; thence run South 79 deg. East 592.6 feet; thence North 45 deg. 30 min. East 249.7 to a rock corner; thence North 89 deg. 30 min. East 313.4 feet; thence South 87 deg. East 92.2 feet; thence South 89 deg. East 114.0 feet; thence North 88 deg. 30 min. East 68.7 feet; thence North 7 deg. 30 min. East 300.0 feet to the point of beginning; thence continue along last described course 255.3 feet to the centerline of a branch; thence South 49 deg. 32 min. 39 sec. West 55.49 feet; thence North 67 deg. 33 min. West 184.90 feet; thence North 83 deg. 01 min. West 139.51 feet to the centerline of a 50.0 gas pipeline right of way; thence South 58 deg. 11 min. West and run along centerline of said right of way 228.29 feet; thence South 67 deg. 46 min. West and continue along said centerline 93.71 feet; thence South 17 deg. 52 min. 30 sec. West 156.42 feet; thence South 90 deg. East 647.0 feet to the point of beginning. Contains 3.56556 acres.

Together with a non-exclusive easement for road right of way for purposes of ingress and egress, said easement to be 15 feet on both sides of the following described lines: Commence at the Southwest corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 East, and run South along the West line of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 27 a distance of 83.4 feet to a fence; thence along said fence run South 79 deg. East 592.6 feet; thence contains along said fence North 45 deg. 30 min. East 249.7 feet, more or less, to a rock corner at a fence row; thence run along said fence row North 89 deg. 30 min. East 313.4 feet; thence continue along said fence row South 87 deg. East 88.6 feet to the point of beginning of the line herein described; thence run South 18 deg. 6 min. East a distance of 345 feet, more or less, to a point on the North right of way line of new U.S. Highway 280, said point of ending of the line herein described.

ALSO, commence at the SW corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 27, Township 19 South, Range 1 East, and run South along the West line of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of said Section 27 a distance of 83.4 feet to a fence; thence along said fence run South 79 deg. East 592.6 feet; thence continue along said fence North 45 deg. 30 min. East 249.7 feet more or less, to a rock corner at a fence row; thence run along said fence row North 89 deg. 30 min. East 313.4 feet; thence continue along said fence row South 87 deg. East 88.6 feet to the point of beginning of the line herein described; thence run North a distance of 280 feet, to the point of ending of the line herein described; said point being on the South line of the property owned by Grantees.

All being situated in Shelby County, Alabama.



REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Cherry K. Jones
MAILING ADDRESS: 185 Scarlet Lane
Chelsea, AL 35043
PROPERTY ADDRESS:

GRANTEE NAME(S): Jones Living Trust, dated August 31, 2021
MAILING ADDRESS: 185 Scarlet Lane
Chelsea, AL 35043
DATE OF SALE: August 31, 2021
TOTAL PURCHASE PRICE: \$ 10,000.00

OR
ACTUAL VALUE: \$
OR
ASSESSOR'S MARKET VALUE \$



20210907000435550 4/4 \$42.00
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The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(Check One) (Recordation of documentary evidence is not required.)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

INSTRUCTIONS

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a license appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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).

Date: August 31, 2021

Print: Cherry K. Jones

Unattested
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent)