



20210915000450180 1/2 \$389.50
Shelby Cnty Judge of Probate, AL
09/15/2021 12:42:09 PM FILED/CERT

This instrument was prepared by:
Tombrello Law Firm
2169 Clearbrook Rd
Hoover, AL 35226

SEND TAX NOTICE TO:

Tommy & Judy Jones
1654 Creekside Drive
Hoover, AL 35244

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

QUIT CLAIM DEED

app. value - \$363,210.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS and No/100 (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Tommy Jones and Judy Jones**, a married couple, (herein referred to as GRANTOR, whether one or more), do grant, bargain, sell and convey unto **Tommy Jones, Judy Jones, and Kristen Jones Jacobs**, (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, that certain real property, situated in Shelby County, Alabama to-wit:

Lot 306, according to the Survey of Creekside Phase 2 Part A, as recorded in Map Book 38, page 68, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to 1) *ad valorem* taxes due for the current year and subsequent years not yet due and payable; 2) covenants, restrictions, reservations, easements, setback lines, rights-of-ways, and other matters imposed of record; and 3) mineral rights owned, leased or reserved in favor of others;

The address of the property is: 1654 Creekside Drive, Hoover, Alabama 35244.

This property is the homestead of the Grantor.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

To have and to hold unto the said Grantees, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this Deed this 8th day of September, 2021.



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GRANTORS:

Tommy Jones
TOMMY JONES

Judy Jones
JUDY JONES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy Jones and Judy Jones, a married couple, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of September, 2021.

Jennifer Marie Tombrello
Notary Public
My Commission Expires: 07/03/2022

