

Send tax notice to:
KARA JONES
2541 WILLOWBROOK CIRCLE
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

2021652T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Thirty-Five Thousand and 00/100 Dollars (\$535,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **WILLIAM M. OWEN and DONNA W. OWEN, HUSBAND AND WIFE**, whose mailing address is 213 Oleander Court, Panama City Beach, FL 32413 (hereinafter referred to as "Grantors") by **KARA JONES and STUART JONES** whose property address is: **2541 WILLOWBROOK CIRCLE, 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 16, according to the map and survey of Willowbrook, recorded in Map Book 11, page 48 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Willowbrook, recorded in Map Book 11, page 48 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

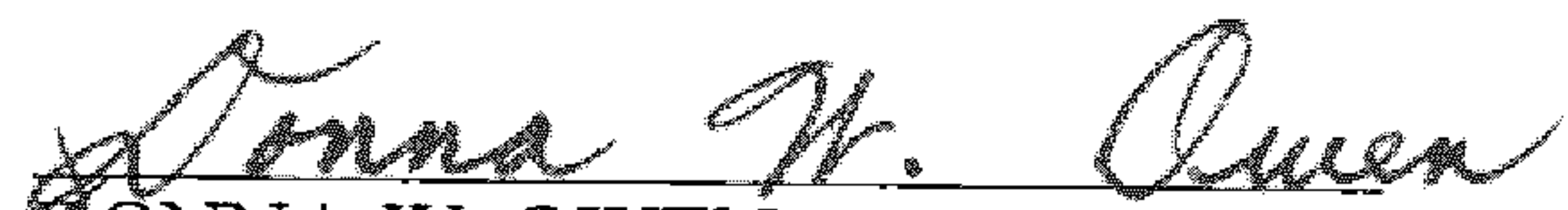
\$508,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors have hereunto set their hand and seal this the 17th day of September, 2021.

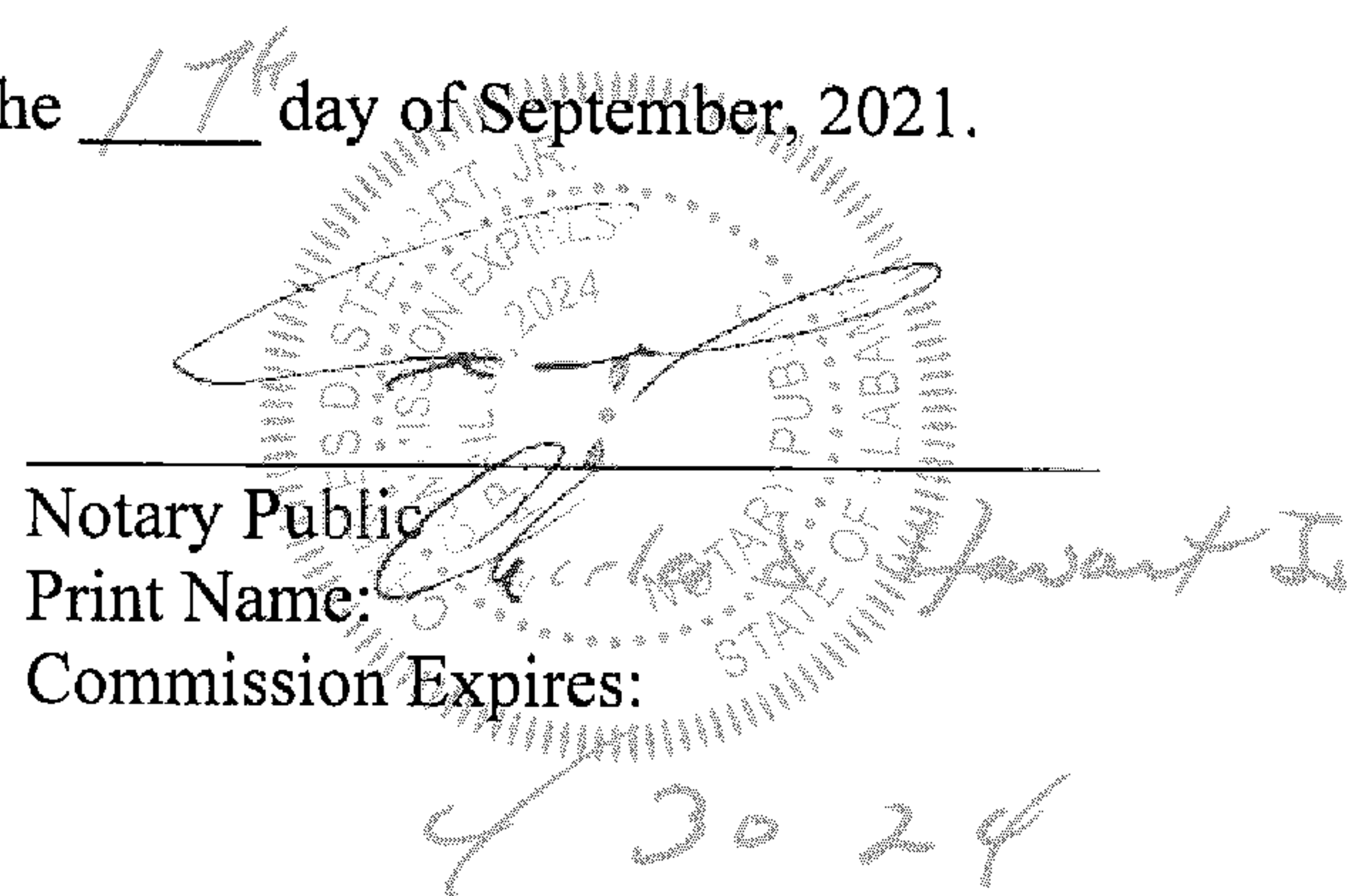

WILLIAM M. OWEN


DONNA W. OWEN

STATE OF ALABAMA
COUNTY OF SHELBY

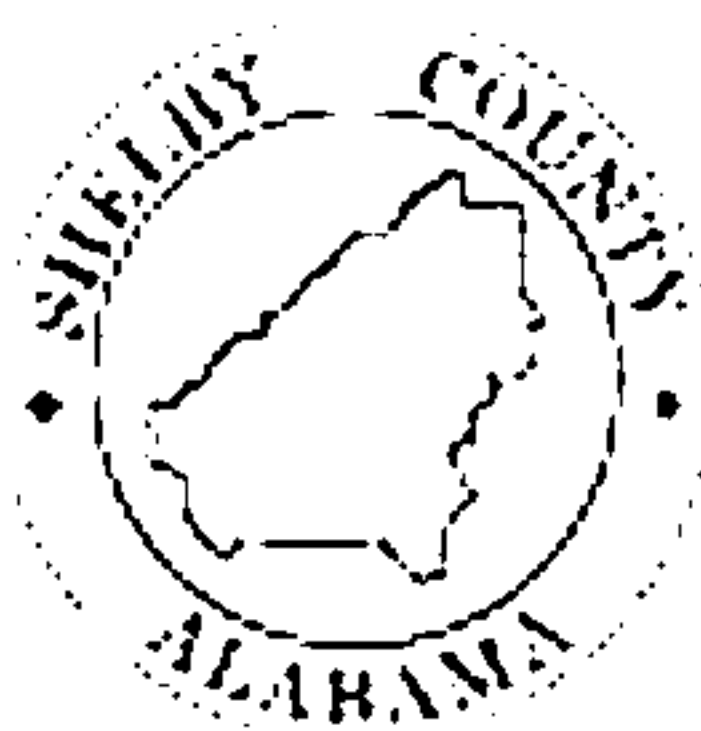
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM M. OWEN and DONNA W. OWEN whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of September, 2021.


Notary Public

Print Name: Chad S. Bryant, Jr.

Commission Expires: 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2021 10:45:13 AM
\$52.00 CHARITY
20210921000459270

