

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
TRENT JONES
821 MIDDLE STREET
MONTEVALLO, ALABAMA 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$72,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, DAN L. HOWARD and wife, PATRICIA A. HOWARD, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto TRENT JONES, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Unit 5, according to the Survey of Shaw Villas, Phase I, a Residential Townhome Community, as recorded in Map Book 14 Page 56, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2022, which are a lien but not yet due and payable until October 1, 2022.
2. Easement(s) to Alabama Power Company as shown and recorded in Real 291 Page 1 in Probate Office.
3. 15 foot easement along the Southerly side and 18 foot easement on the Northerly side of lot, as recorded on Map Book 14 Page 56.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 299 Page 688 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Real 90, Page 63 in the Probate Office.
6. Rights of adjoining property owners in any party walls common to the Land and any adjoining Land.
7. Restrictions, limitations, conditions and other provisions as set out in Map Book 14 Page 56 in the Probate Office.
8. Encroachment(s) of fence onto or off of the land as shown by the survey of Laurence D. Wiegand dated August 10, 1998.
9. Encroachment(s) of fence into the easement as shown by the survey of Laurence D. Wiegand dated August 10, 1998.

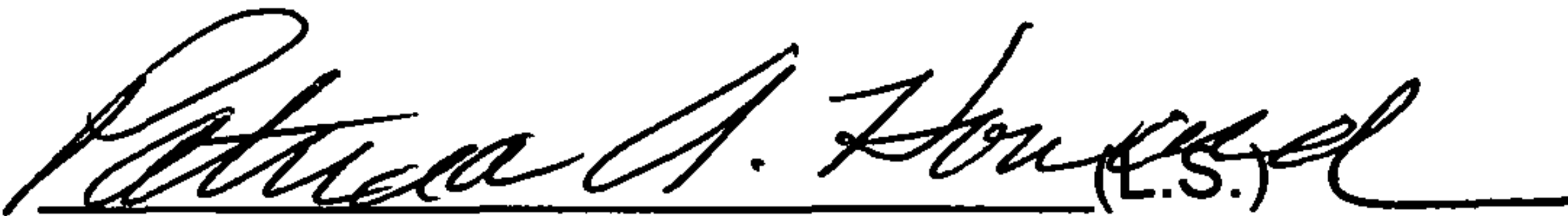
10. Articles of Incorporation of Shaw Villas Townhome Association, Inc., as recorded in Book 42 Page 78, and By-Laws as recorded in Book 42 Page 84, in the Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20TH day of DECEMBER, 2021.

 (L.S.)
DAN L. HOWARD

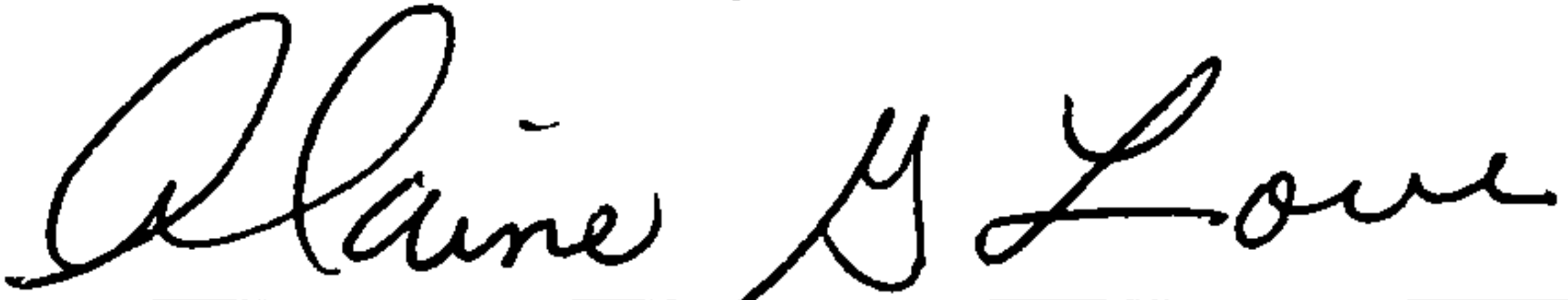
 (L.S.)
PATRICIA A. HOWARD

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAN L. HOWARD and wife, PATRICIA A. HOWARD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20TH day of DECEMBER, 2021.


Notary Public
My Commission Expires: 10/31/2023

Grantor's Name:
DAN L. HOWARD and wife, PATRICIA A. HOWARD
Mailing Address:
POST OFFICE BOX 55
MONTEVALLO, ALABAMA 35115

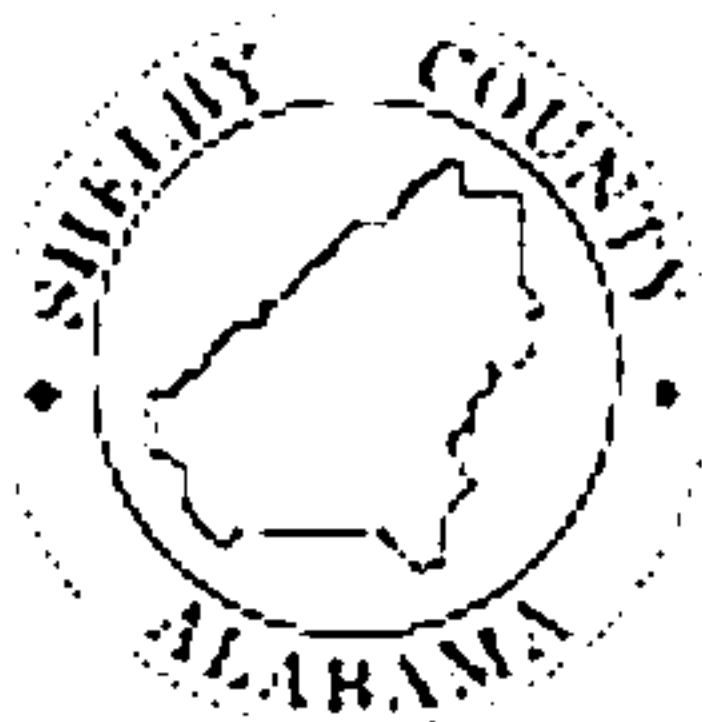
Grantee's name:
TRENT JONES
Mailing Address:
821 MIDDLE STREET
MONTEVALLO, ALABAMA 35115

Property Address:
111 Shaw Villa
Montevallo, AL 35115

Date of Sale: DECEMBER 20TH, 2021
Total Purchase Price: \$72,500.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2021 09:06:26 AM
\$100.50 BRITTANI
20211222000604010

Allen S. Bayl