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DEEDS 1/2

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Willie Quamayne Sistrunk
1058 Long Branch Parkway
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Thousand Dollars and No Cents (\$20,000.00)**, 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

Charles N. Jones and Tonya B. Jones, a married couple, whose mailing address is:

1058 Long Branch Pkwy., Calera, AL 35040

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

Willie Quamayne Sistrunk, whose mailing address is: 2017 Highview Way, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1062 Long Branch Pkwy., Calera, AL 35040** to-wit:

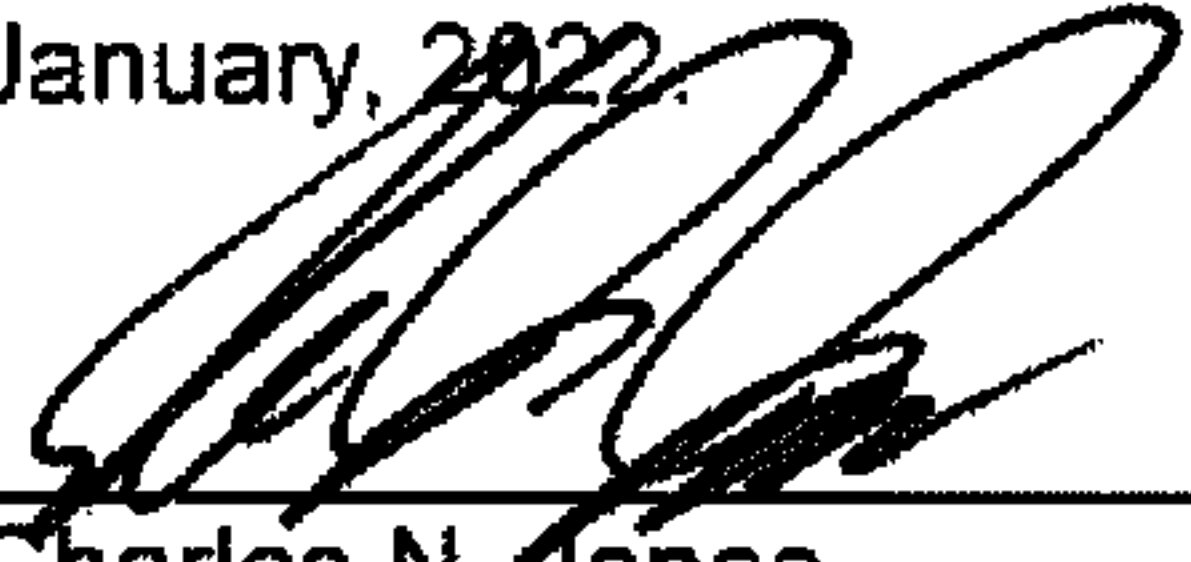
See attached Exhibit A for legal description incorporated herein for all purposes.

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

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 10th day of January, 2022.



Charles N. Jones

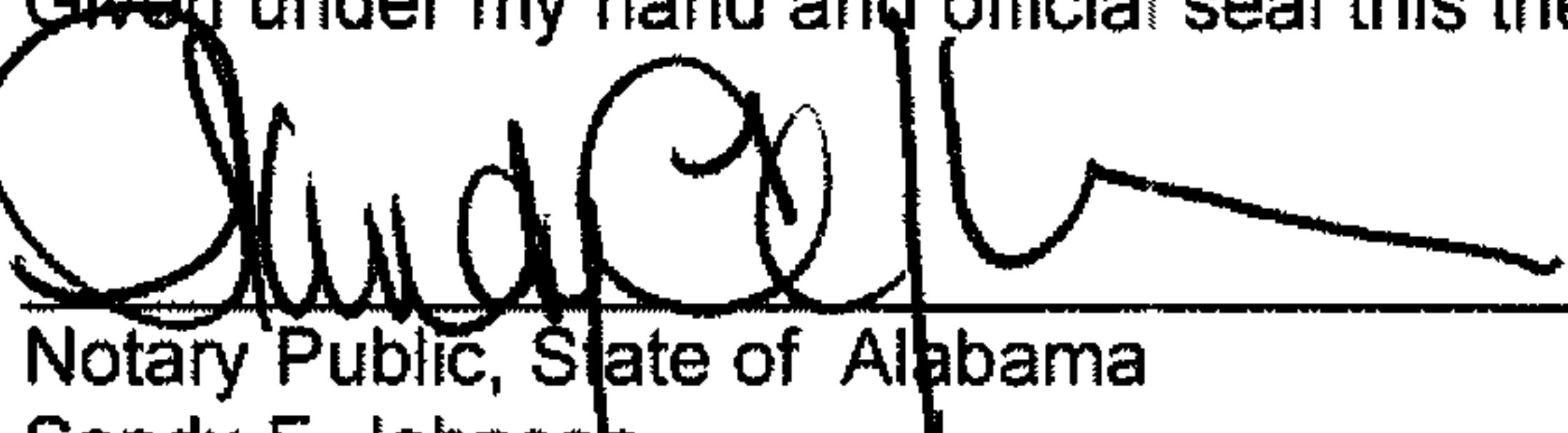


Tonya B. Jones

State of Shelby
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Charles N. Jones and Tonya B. 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 10th day of January, 2022.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

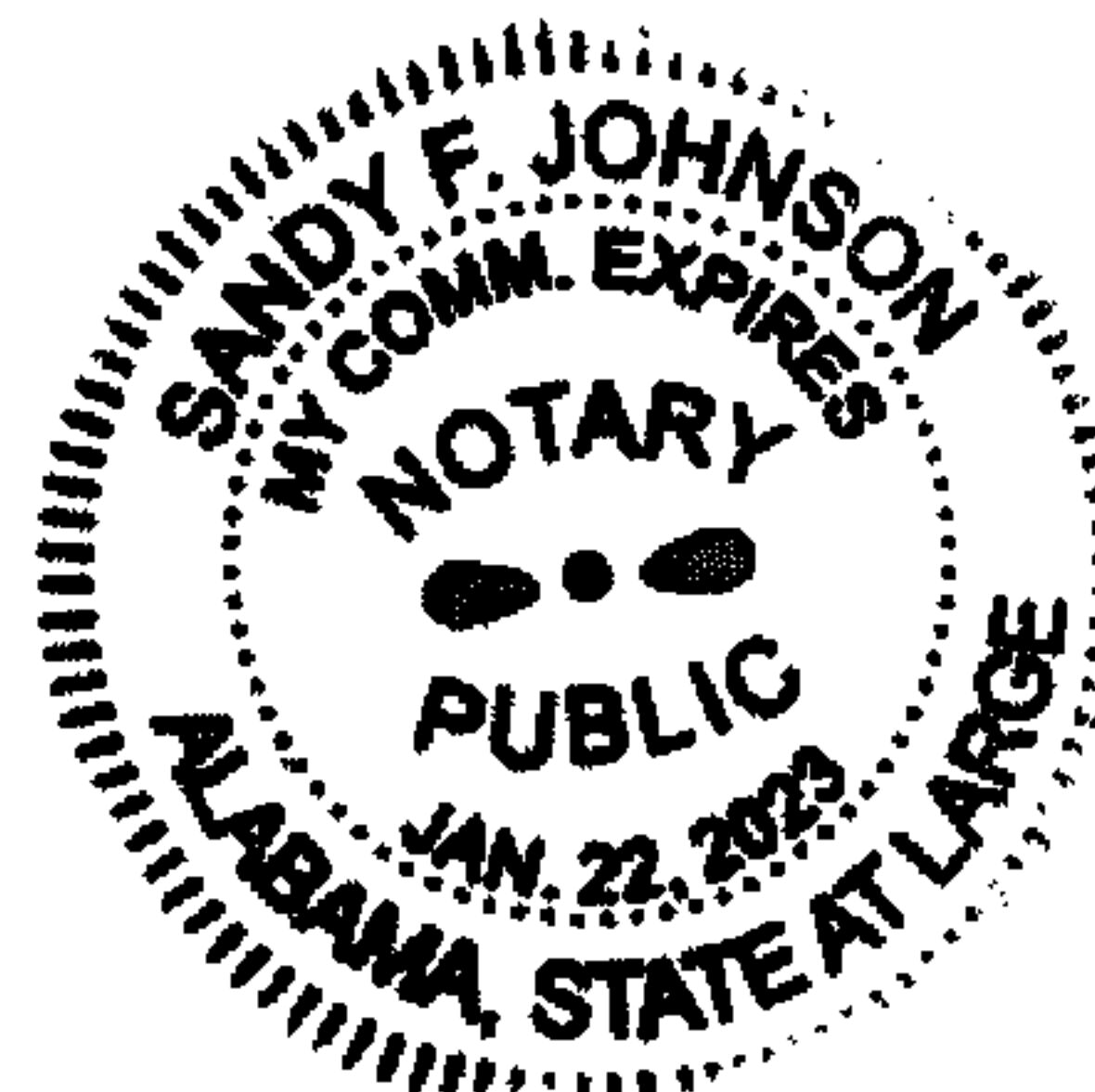


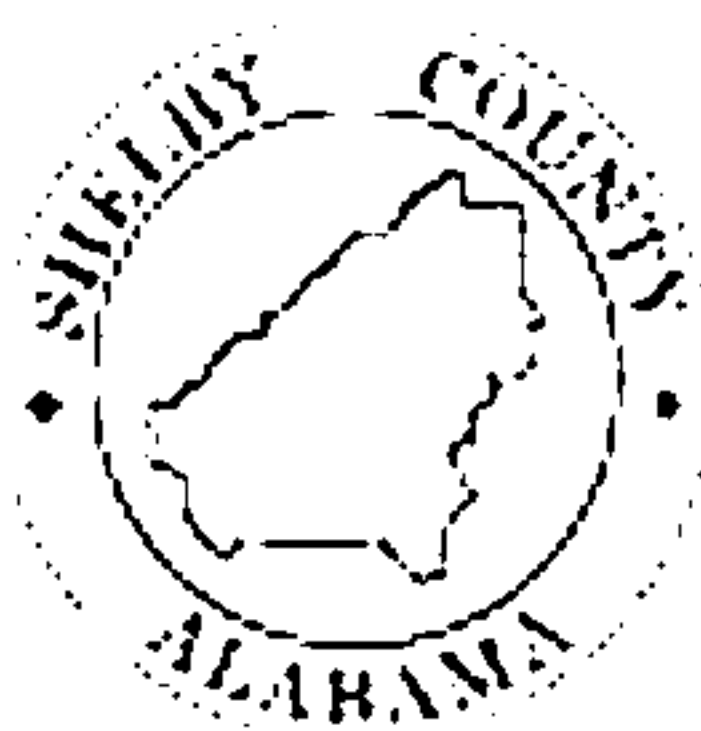
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 241, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, Page 93A & 93B, in the Probate Office of Shelby County, Alabama.

Less and Except:

All property North of the white painted line of Lot 241, according to the Survey of Long Branch Estates, Phase II, Final Plat, as recorded in Map Book 36, page 93A and 93B, Probate Office of Shelby County, Alabama.

The white painted line is painted on existing trees and has been in existence for over 20 years, being part of the property conveyed to David W. Blake by Quit Claim Deed recorded in 20120622000221090 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2022 02:28:19 PM
\$45.00 JOANN
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Allie S. Bayl