

Send tax notice to:
MAURICE KELLEY, JR.
258 TIMBER RIDGE CIRCLE
ALABASTER, AL, 35007

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022050T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **REGINALD JONES and FAITH JONES, HUSBAND AND WIFE** whose mailing address is: 816 Labarge Dr. Bessemer AL 35022 (hereinafter referred to as "Grantors") by **MAURICE KELLEY, JR. and TONISHA M. KELLEY** whose property address is: **258 TIMBER RIDGE CIRCLE, ALABASTER, AL, 35007** 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 226, according to the Final Plat of Forest Ridge, Phase 2, as recorded in Map Book 32, page 62, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

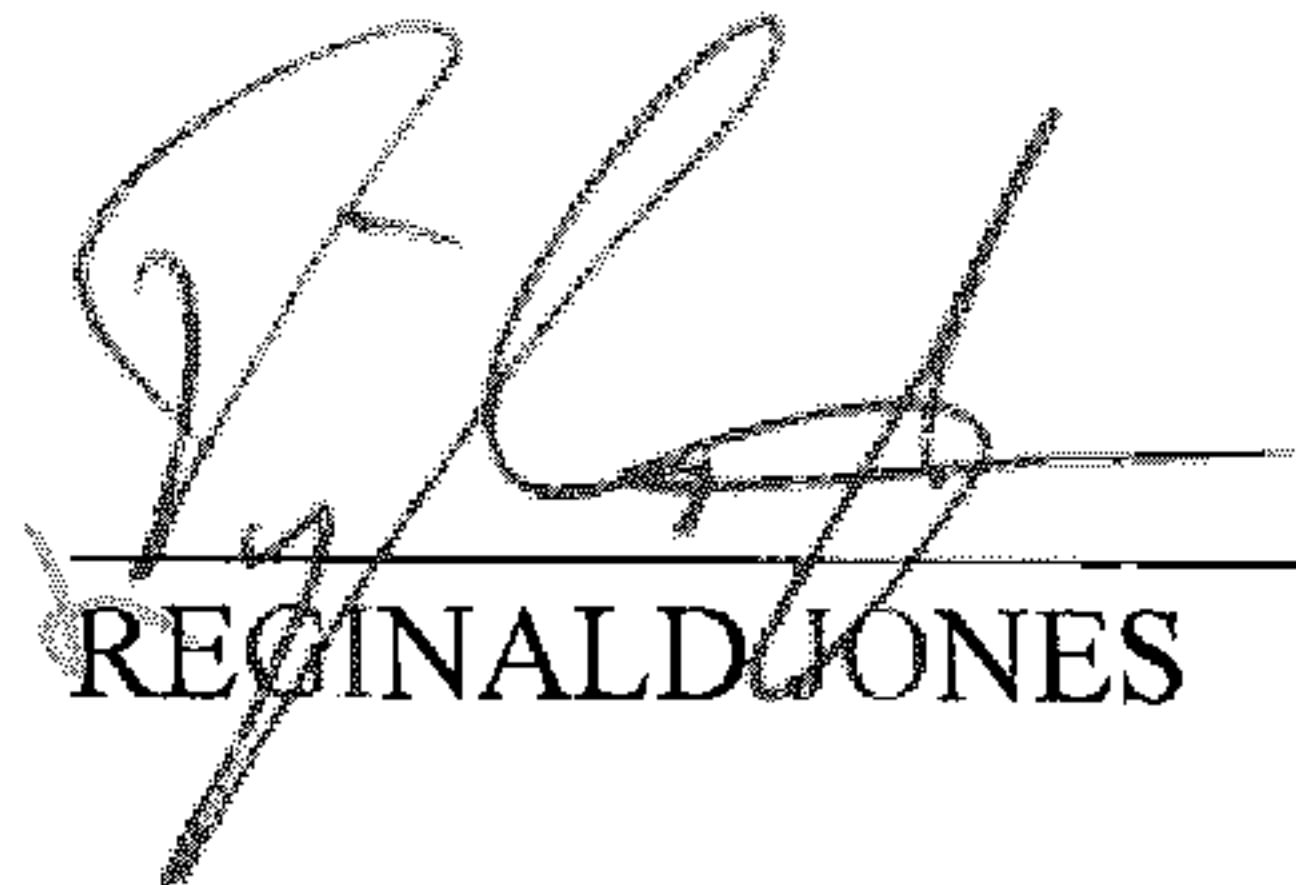
1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on the recorded map and survey of Final Plat of Forest Ridge, Phase 2, as recorded in Map Book 32, page 62, in the Probate Office 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.
4. Right of way to Alabama Power Company recorded in Instrument #2004-6191; Instrument #20030612000368380 and Instrument #2004-35551.
5. Restrictions recorded in Instrument #2003-6461 and Instrument #2003-80760.
6. Right of way recorded in Deed Book 326, page 577.
7. Right of way to Shelby County recorded in Volume 211, page 611.
8. Right of way to Southern Natural Gas recorded in Deed Book 139, page 501 and Deed Book 196, page 302.
9. Easements recorded in Deed Book 324, page 506; Deed Book 341, page 88 and Deed Book 280, page 595.


\$358,388.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 Grantor, has hereunto set his/her hand and seal this the 28th day of February, 2022.


REGINALD JONES

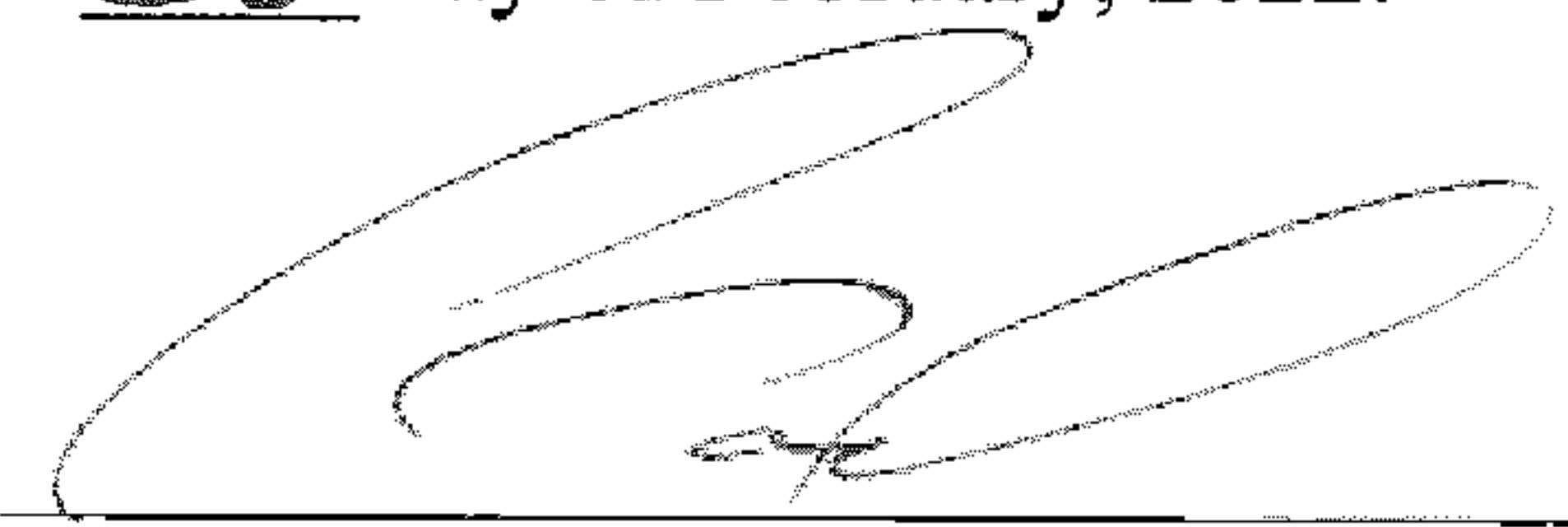

FAITH JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that REGINALD JONES whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

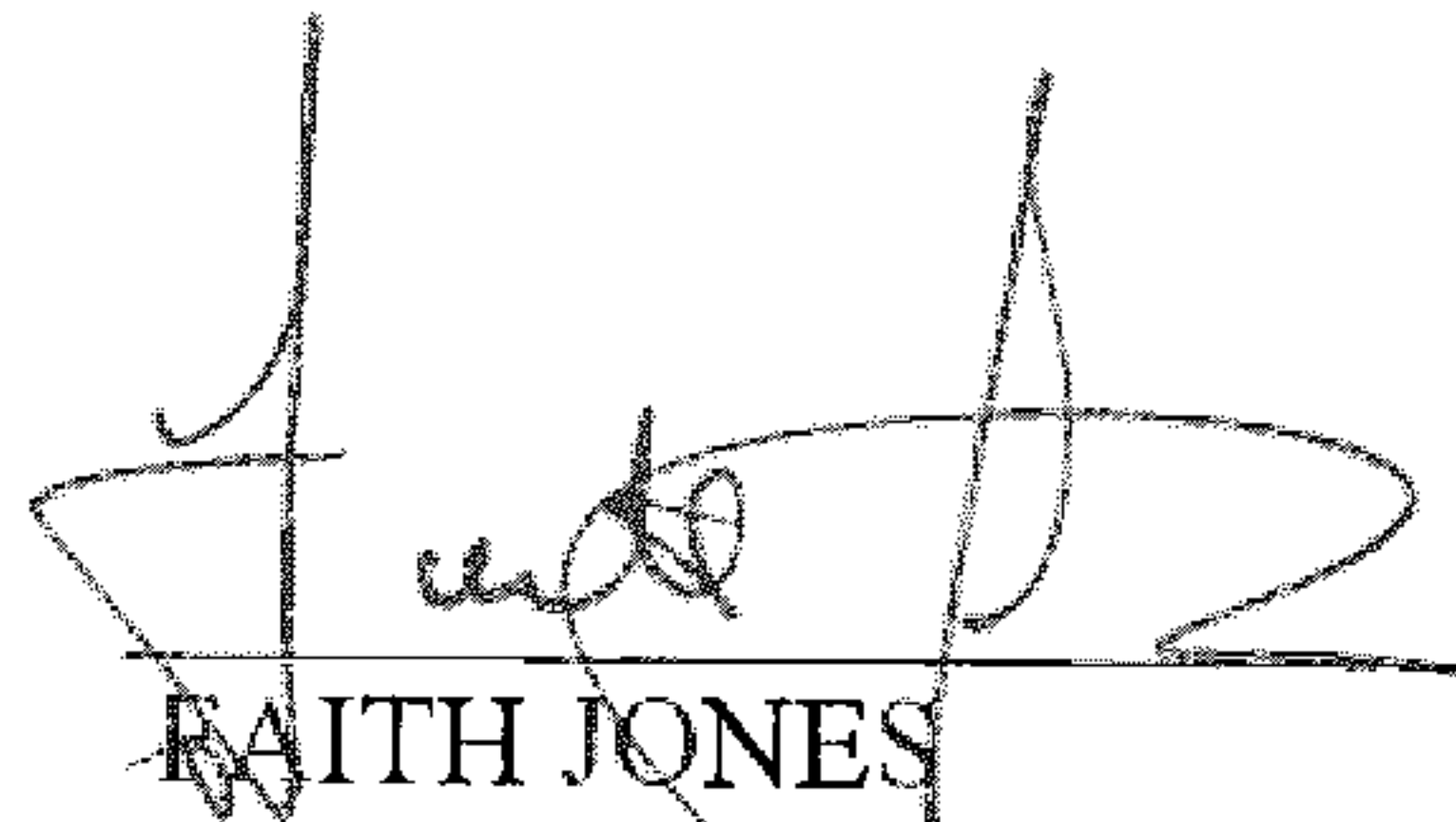
Given under my hand and official seal this the 28th day of February, 2022.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/24

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of ~~February~~, 2022

March

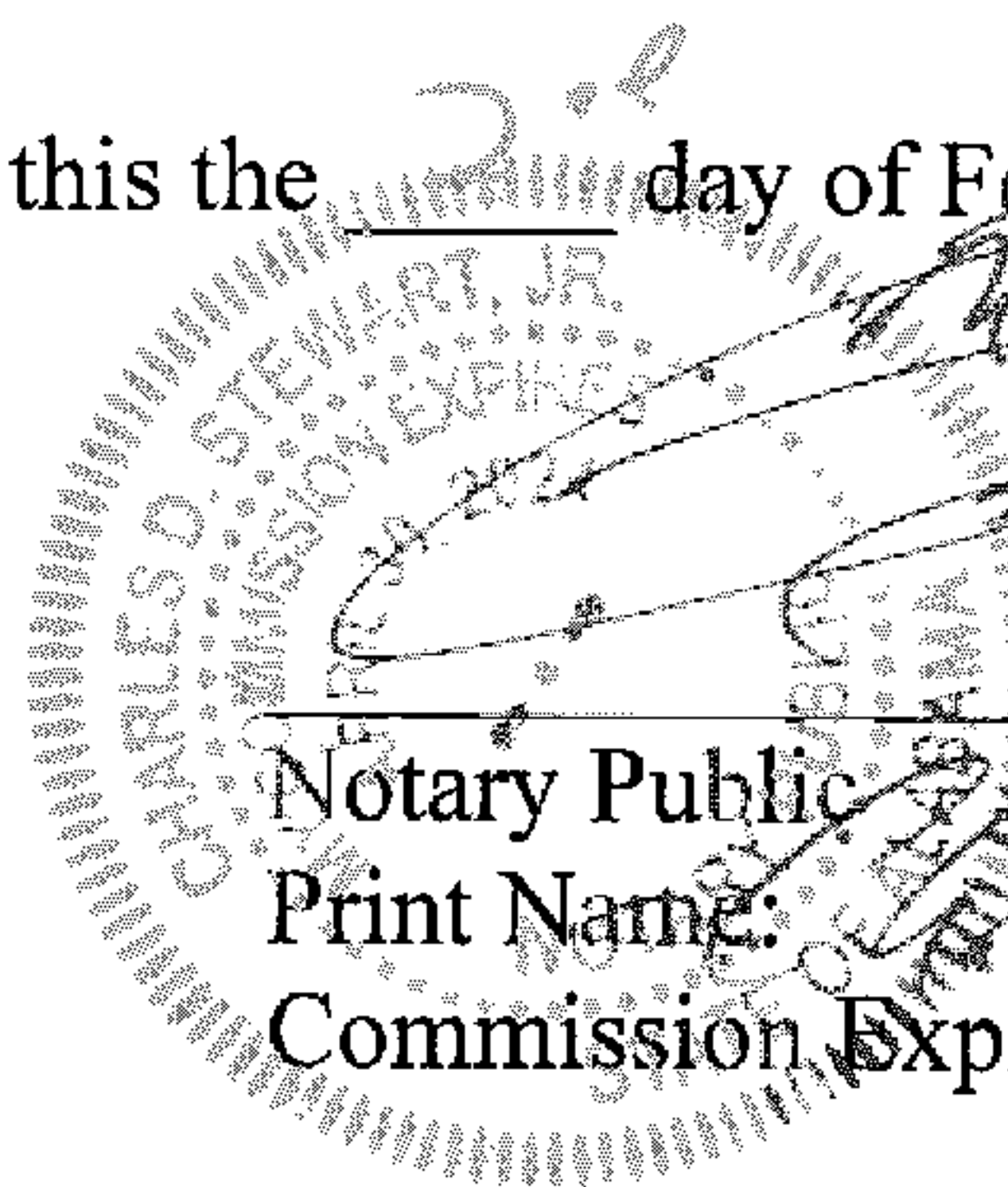


FAITH JONES

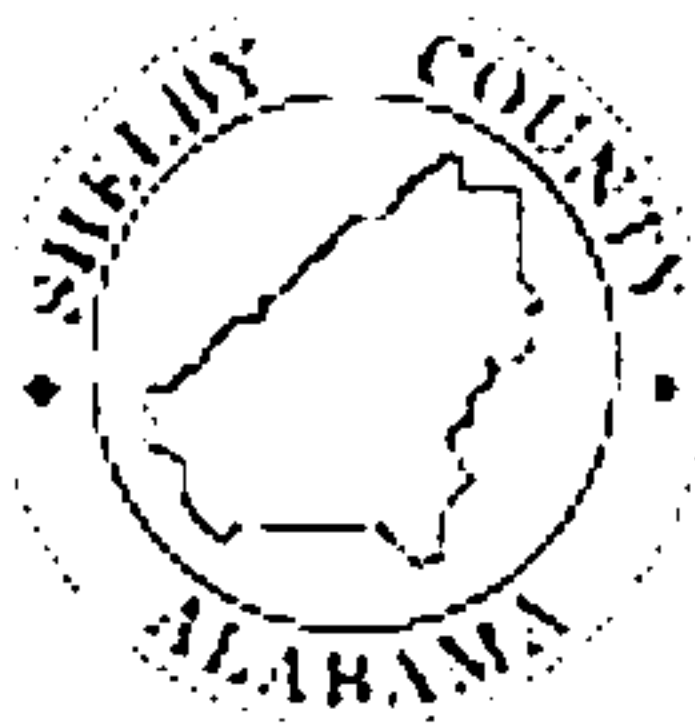
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that FAITH JONES whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of ~~February~~, 2022.



Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 2/28/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 01:27:45 PM
\$35.00 CHARITY
20220304000092170

Allie S. Bayl