



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2022 03:12:58 PM
\$23.00 CHARITY
20220527000217410

20220527000217410
05/27/2022 03:12:58 PM
CORDEED 1/1

Alli S. Byrd

This deed is being re-recorded to correct the address.

20220509000189920
05/09/2022 11:52:07 AM
DEEDS 1/2

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy-Five Thousand and No/100 Dollars (\$175,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Johnnie Jones, a married person** (herein referred to as grantor), grant, bargain, sell and convey unto **Lucy Peres and Jon Paul Grosser** (herein referred to as grantee) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 1, according to the Survey of A. J. Jones Estates, as recorded in Map Book 32, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address to the above-described property is **14 Hillsdale Drive, Columbiana, AL 35051**. This property is not the homesteaded residence of the grantor.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said **GRANTEES** for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and 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, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 6 day of May, 2022.

Johnnie Jones
Johnnie Jones

STATE OF Arizona
COUNTY OF Pinal

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Johnnie Jones**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 6 day of May, 2022.

Patricia McLin
NOTARY PUBLIC
My Commission Expires: 11-30-2025

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

