

STATE OF ALABAMA       )  
SHELBY COUNTY         )

### **WARRANTY DEED**

THIS IS A WARRANTY DEED executed and delivered this 20th day of July, 2022, by **Wayne M. Jones, a married man and Donald H. Jones, a married man**, (hereinafter referred to as the "Grantor"), to **HILL TOP GROUP, LLC** (hereinafter referred to as the "Grantee").

NOW, THEREFORE, in consideration of Two Hundred Forty Thousand and 00/100 Dollars (\$240,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

**Commence at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 20, Township 19 South, Range 2 West, Shelby County, Alabama; thence Northerly along the East line of quarter-quarter section a distance of 52.7 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course 274.68 feet; thence left 88 degrees 08 minutes Westerly 113.5 feet to the East right of way boundary of Valleydale Road; thence 51 degrees 31 minutes left Southwesterly along said right of way 165.0 feet, thence 95 degrees 38 minutes left Southwesterly 268.0 feet to the point of beginning. Situated in Shelby County, Alabama.**

This conveyance is made subject to the following:

Taxes for the year beginning Oct 1, 2022 and thereafter

Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This is not the primary residence of the Grantors nor their spouse.

A purchase money mortgage in the amount of \$205,040.00 is recorded simultaneously herewith.


TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD to the said Grantee, their heirs, executors and assigns forever.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, her heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

The parties intend by the execution of this conveyance to vest one hundred percent (100%) interest in and to the Subject Property in the Grantee, **HILL TOP GROUP, LLC**

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.

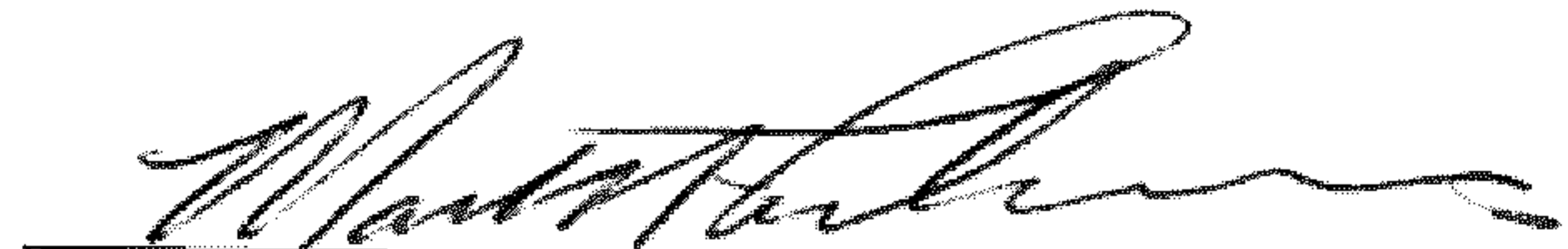
  
Wayne M. Jones

  
Donald H. Jones

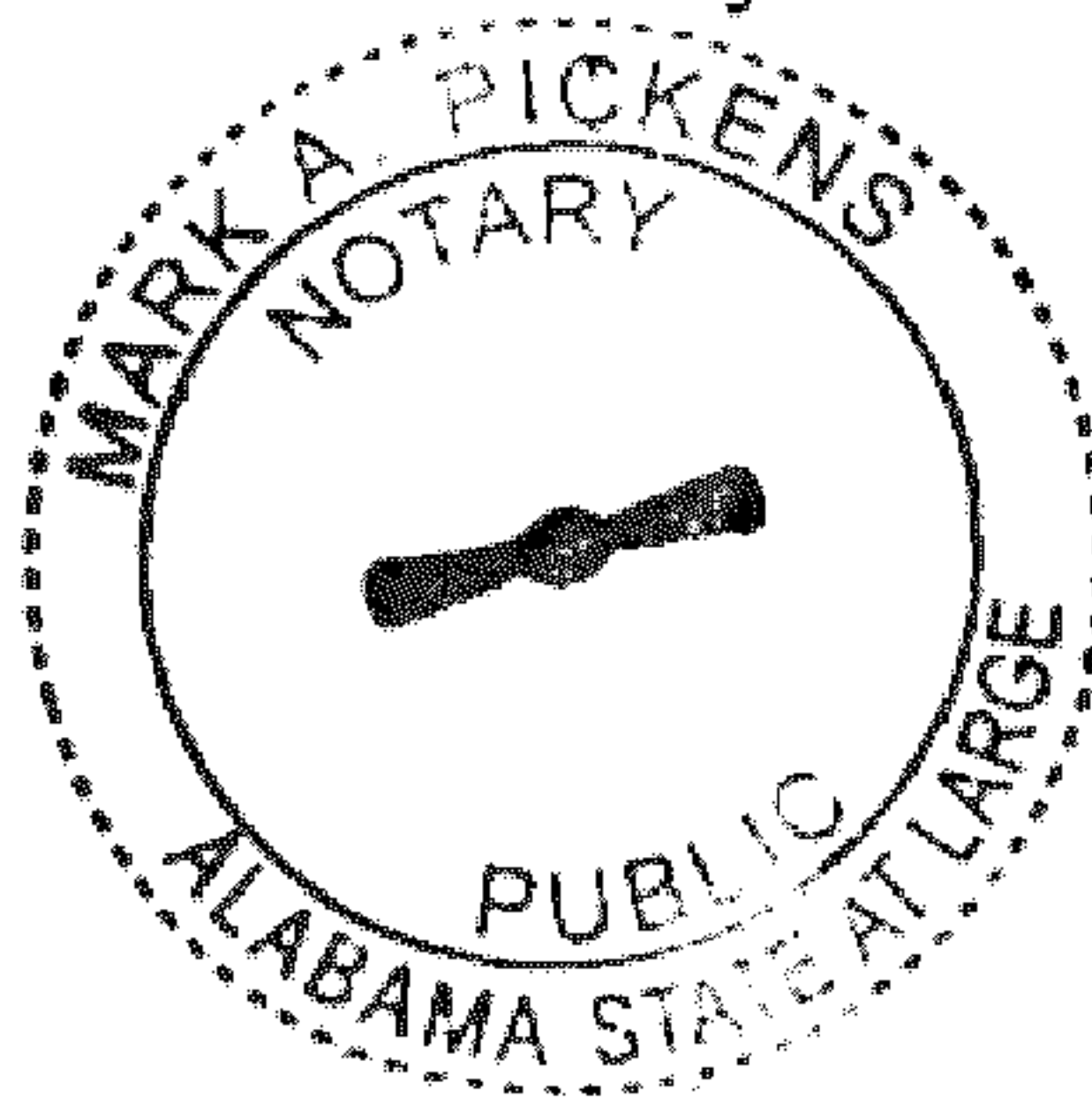
STATE OF ALABAMA     )  
SHELBY COUNTY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wayne M. Jones and Donald H. Jones whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand this 20<sup>th</sup> day of July, 2022.

  
Notary Public  
My Commission Expires: 3-10-2025

Prepared By:  
Mark A. Pickens  
Mark A. Pickens, P.C.  
Post Office Box 26101  
Birmingham, AL 35259  
MAP# 22-0117



Send Tax Notice and Purchaser address:  
**HILL TOP GROUP, LLC**  
5100 Shady Cove  
Birmingham, Alabama 35244

Seller's Address: Wayne M. Jones and Donald H. Jones  
53 Choctaw Lane  
Pelham, AL 35124

Property Address: 2337 Valleydale Road  
Birmingham, AL 35244

Purchase Price: 240,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/21/2022 09:58:00 AM  
\$60.00 BRITTANI  
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