

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox

J. Clay Maddox, LLC

ATTORNEYS AT LAW

10052 AL Hwy 119

Alabaster, AL 35007.

20220930000376210

09/30/2022 03:56:02 PM

DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

1070 Hwy 54

Montevallo AL ~~35115~~ 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Twenty-Five Thousand and 00/100 (\$25,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Shane M Jones, Married**, in hand paid by the GRANTEE(S), **Emily Stone**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 22 South, Range 3 West, described as follows: Begin at a point 1048.7 feet North and 749.5 feet West of the center stake of Section 5, Township 22 South, Range 3 West; run N14 Degrees 10'E 120.0 feet; thence run N85 Degrees 50'W 171.0 feet; thence run S6 Degrees 10'W 118.2 feet; thence S85 Degrees 50'E 140.0 feet to the Point of Beginning. LESS AND EXCEPT any portion of said property conveyed by Deed 293, Page 100, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Prior Instrument Reference: 20120118000021380

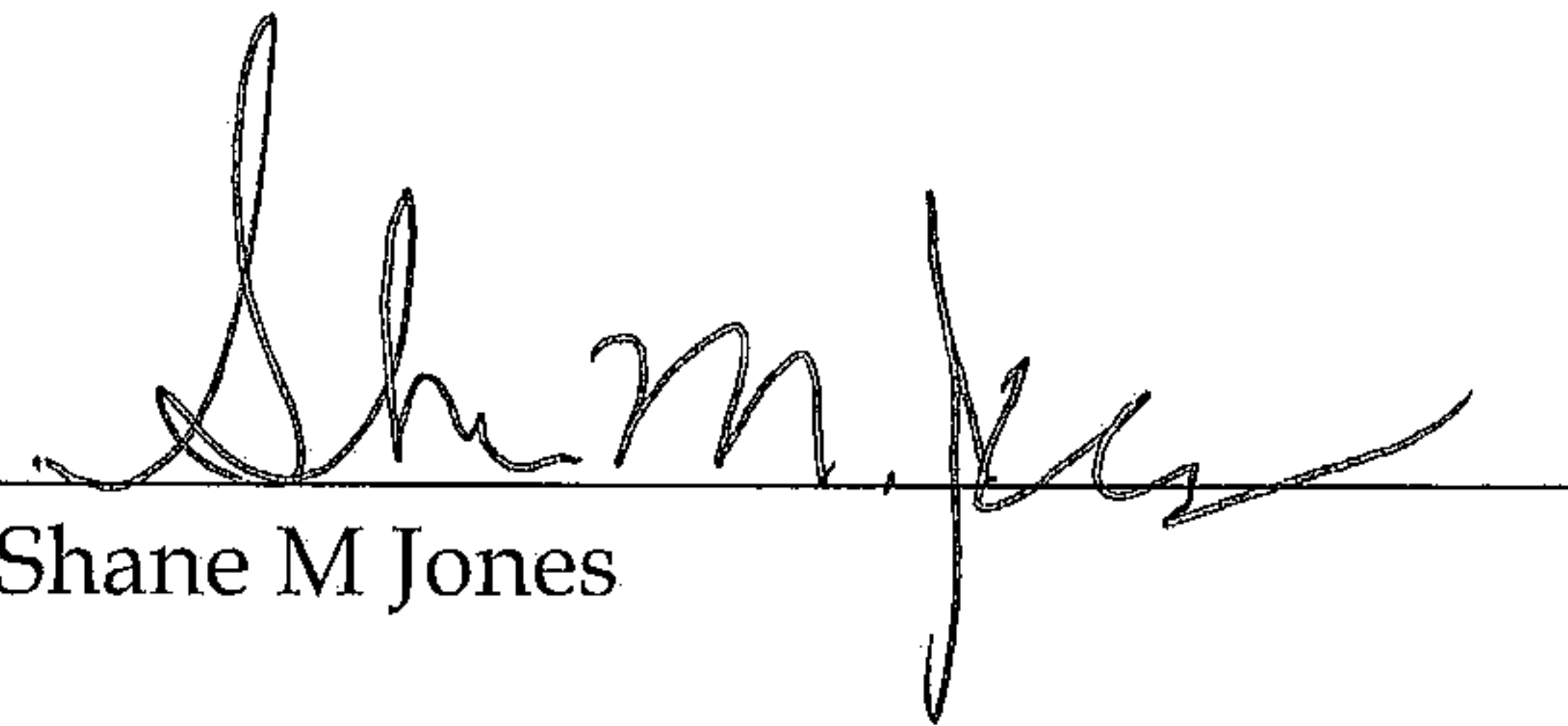
NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs,

executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

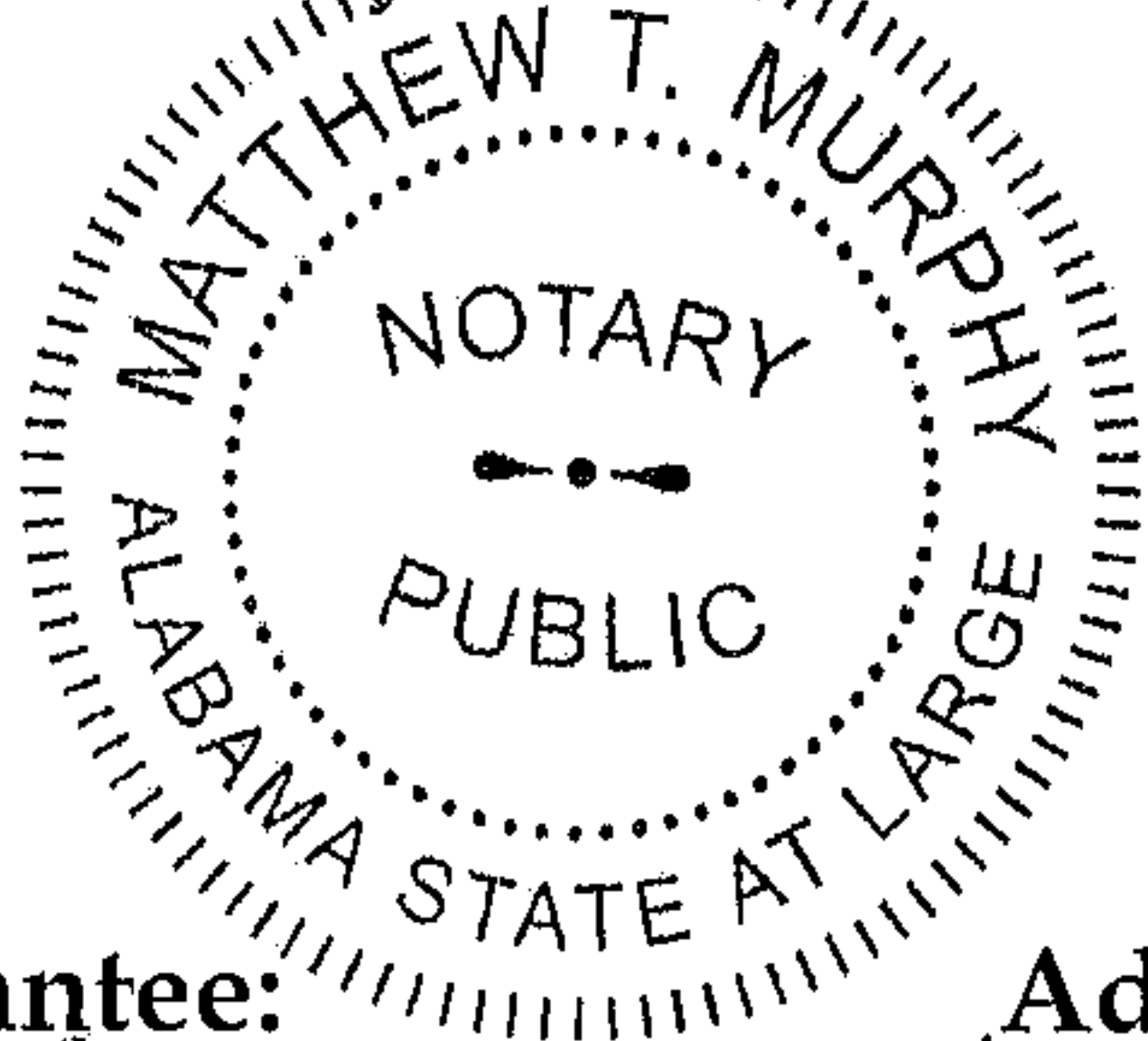
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 30th day of September, 2022.

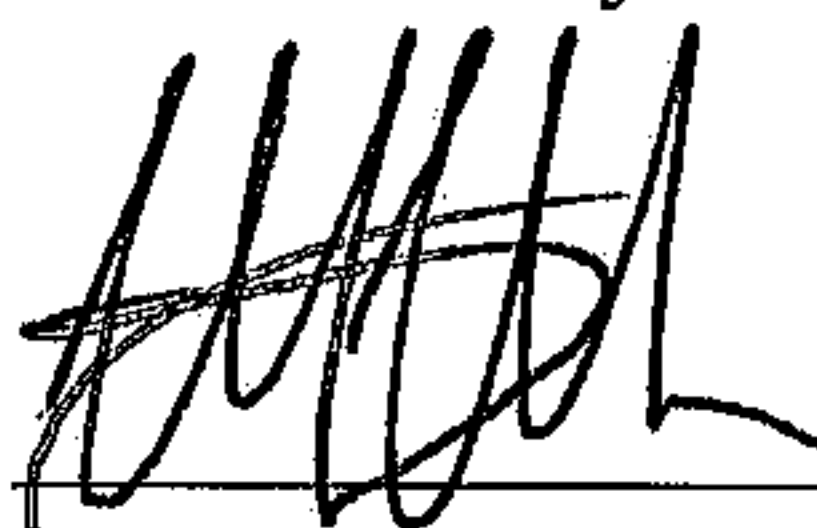

Shane M Jones

STATE OF Alabama)
)
COUNTY OF Shelby)

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

Given under my hand and official seal this 30th day of September 2022.




NOTARY PUBLIC
My Commission Expires: 12-3-2025

Address of Grantee:
1070 Hwy 54
Montevallo AL 35115

Address of Grantor:
166 Salters Path
Montevallo, AL 35115

Property Address:
3630 Highway 22
Montevallo, AL 35115

Real Value: \$25,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2022 03:56:02 PM
\$50.00 BRITTANI
20220930000376210

Allen S. Bayl