

Send tax notice to:
DAVID B SMITH
1016 WICKLOW LANE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2022564T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars (\$429,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KENNETH ROY JONES and PAMELA ALSLEBEN JONES, HUSBAND AND WIFE**, whose mailing address is P.O. Box 15622 Fernandina Beach, FL 32039 (hereinafter referred to as "Grantors") by **DAVID B SMITH and ADELIA SMITH** whose property address is: **1016 WICKLOW LANE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 18A, according to the Survey of Dunnavant Square Resurvey as recorded in Map Book 42, page 123A, 123B and 123C, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Dunnavant Square as recorded in Instrument #20100713000222660 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration").

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Dunnavant Square Resurvey as recorded in Map Book 42, page 123A, 123B and 123C, 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, including those recorded in Deed Volume 81, Page 417; Instrument #20130621000254200; and Instrument #20111212000374780.
4. Easements recorded in Instrument #20080401000129920 and Instrument #200801006000393720.

5. Covenants, Conditions and Restrictions as recorded in Instrument #20070410000164500; Instrument #20080328000125360; and Instrument #20100713000222660.
6. Easement granted to Shelby County recorded in Deed Volume 196, page 237; Deed Volume 196, page 248 and Deed Volume 196, page 254.
7. Sewer Agreement recorded in Instrument #20121102000422200.
8. Articles of Incorporation and by-laws of Dunnivant Square Owners Association, Inc., as recorded in Instrument #20080423000166360.
9. Articles of Incorporation of Dunnivant Square Improvement District as recorded in Instrument #20160608000197000.
10. Right of way granted to Alabama Power Company recorded in Deed Volume 247, Page 905, Deed Volume 139, Page 569 and Deed Volume 134, Page 411.
11. Grant of Land Easement and Restrictive Covenants granted Alabama Power Company as recorded in Instrument #20080401000129920.

\$329,900.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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 Grantors, have hereunto set their hand and seal this the 16 day of November, 2022.

Kenneth Roy Jones
KENNETH ROY JONES

Pamela Alsleben Jones
PAMELA ALSLEBEN JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH ROY JONES and PAMELA ALSLEBEN JONES whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of November, 2022.



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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2022 12:28:05 PM
\$125.00 BRITTANI
20221121000428670

Alli S. Bayl