

Send Tax Notice to:
JoAnne Kellett Milhoan
4940 Timber Ridge Drive
Milton, FL 32571

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-5358

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND AND 00/100 (\$237,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Derek S. Jones and Connie L. Jones, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

Post Office Box 738, Montevallo, AL 35115

by **JoAnne Kellett Milhoan (herein referred to as "Grantee")**, whose mailing address is

4940 Timber Ridge Drive, Milton, FL 32571

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1320 Highland Street, Montevallo, AL 35115**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, **2022** AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 2nd day of December, 2022

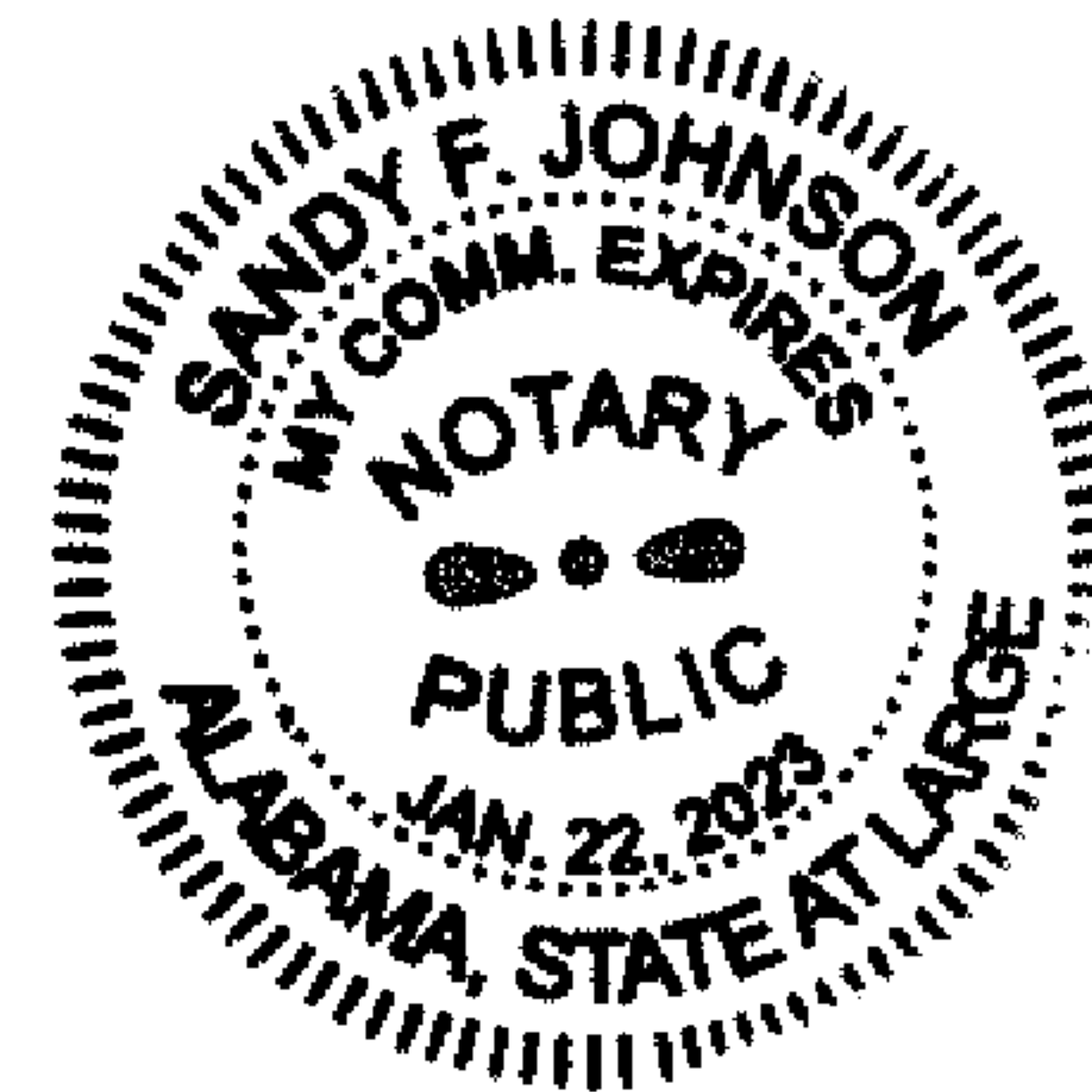
+ [Signature]
Derek S. Jones
[Signature]
Connie L. Jones

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Derek S. Jones and Connie L. Jones whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of December, 2022.

[Signature]
Notary Public
My Commission Expires 1/22/23



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EXHIBIT A

Property 1:

Lot #3, in Block Q, of Lyman's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 27, In the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2022 03:27:13 PM
\$265.00 JOANN
20221207000445050

Allen S. Boyd