



20230217000043880 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
02/17/2023 01:58:36 PM FILED/CERT

Send Tax Notice to:
Robert Trent Dorsey and Carrie
Dorsey
548 Park Lake Lane
Helena, Alabama 35080

This Instrument Prepared By:
Shami Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-23-6368

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FOUR HUNDRED NINE THOUSAND AND 00/100 (\$409,000.00) 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 Lee Aston Jones and Andrew Stewart Jones, Trustees of The Jones Irrevocable Trust (herein referred to as "Grantor," whether one or more), whose mailing address is

2002 Paddock Lane, Wheaton, IL, 60187

by Robert Trent Dorsey and Carrie Dorsey (herein referred to as "Grantee," whether one or more), whose mailing address is

548 Park Lake Lane, Helena, Alabama 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as Joint Tenants with Right of Survivorship, the following described real property, which has a mailing address of 548 Park Lake Lane, Helena, AL 35080, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$423,724.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor 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.

General Warranty Deed - LE - JTROS (AL)

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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 16 day of February, 2023

The Jones Irrevocable Trust

By:

Lee Aston Jones, Trustee

State of
County of

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee Aston Jones, whose name as Trustee of The Jones Irrevocable Trust, 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, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of as Trustee of The Jones Irrevocable Trust, on the day the same bears date.

Given under my hand and official seal this 16 day of February, 2023.

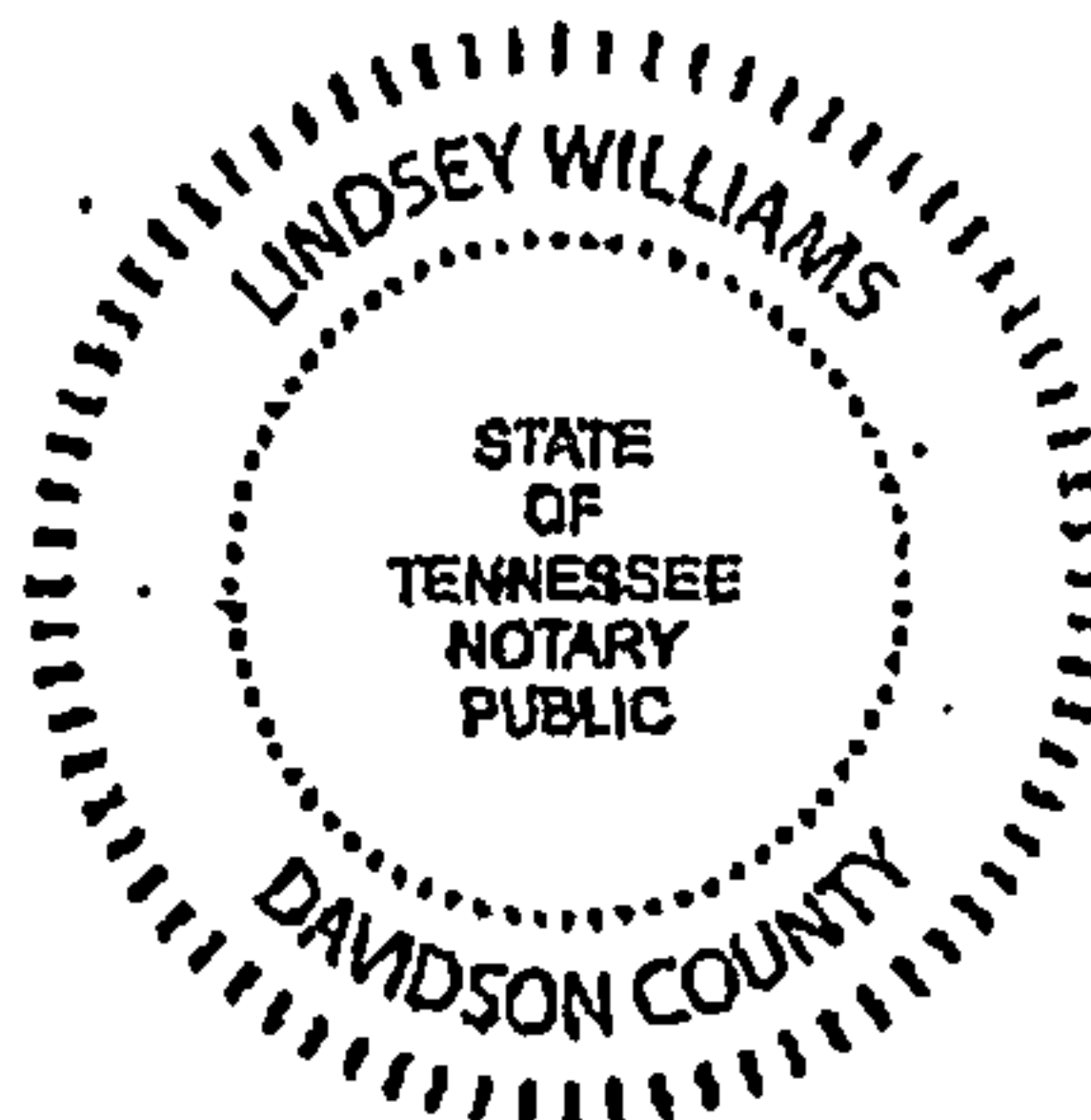
Lindsey Williams

Notary Public

Lindsey Williams

Printed Name

My Commission Expires: MAY 9th, 2026



The Jones Irrevocable Trust

By:

Andrew Stewart Jones, Trustee

State of IL
County of DuPage

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Stewart Jones, whose name as Trustee of The Jones Irrevocable Trust, 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, he, as such Trustee and with full authority, executed the same voluntarily for and as the act of as Trustee of The Jones Irrevocable Trust, on the day the same bears date.

Given under my hand and official seal this 16 day of February, 2023.

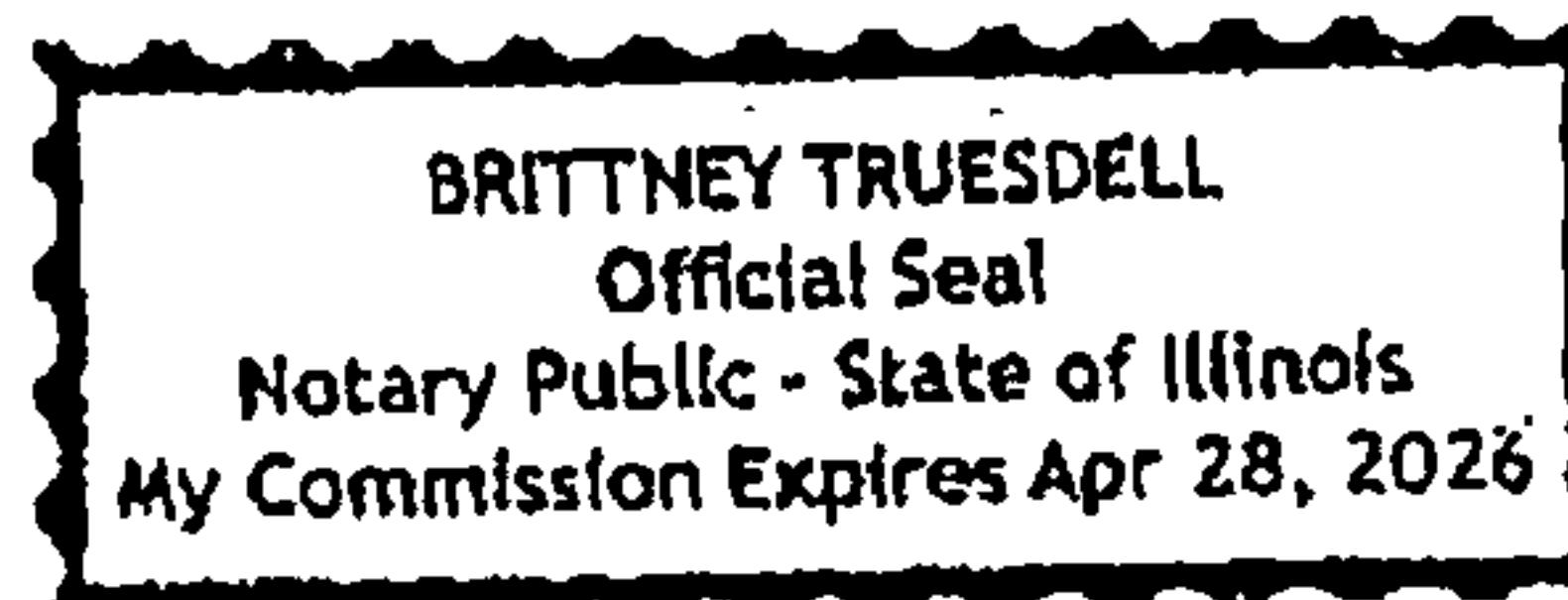
Brittney Truesdell

Notary Public

Brittney Truesdell

Printed Name

My Commission Expires:



General Warranty Deed - LE - JROS (AL)

File No.: TVL-23-6368

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EXHIBIT A

Lot 437 according to the Final Plat of Riverwoods Fourth Sector, Phase II, as recorded in Map Book 31, Page 23, 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



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Allen S. Bayl

General Warranty Deed-- LE - JTROS (AL)

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