

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2023-03-6635
Documentary Evidence: Sales Contract

Send Tax Notice To:
Tobias Jones and
Khadidr Jones
1019 Grand Oaks Drive
Hoover, AL 35244
(Grantees' Mailing Address and Address
of the property)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Nine Thousand Nine Hundred and 00/100 Dollars (\$509,900.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Jeff Thornton and spouse Alisha Thornton**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Tobias Jones and Khadidr Jones**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 4, according to the survey of Grand Oaks, as recorded in Map Book 31, page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

\$475,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 6th day of April, 2023.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2023 12:54:27 PM
\$57.00 PAYGE
20230406000096690



Jeff Thornton by Alisha Thornton his attorney in fact
Jeff Thornton, by Alisha Thornton, his attorney in fact (Seal)

Alisha S. Byrd

Alisha Thornton
Alisha Thornton (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alisha Thornton, individually and as Attorney in Fact for Jeff Thornton**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she executed the same voluntarily and in her capacity as Attorney in Fact and individually, on the date the same bears date.

Given under my hand and official seal, this 6th day of April, 2023.

Rebecca J. Turner
Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

Grantors' Mailing Address:
1019 Grand Oaks Drive
Hoover, AL 35244

