

SEND TAX NOTICE TO:

Melissa G. Lyda and Alva Neil Lyda
5537 Spring Creek Road
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$375,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Barbara Carol Jones Watson and Lisa Lynne Jones Anglin, as Personal Representatives of the Estate of Ronald Ryan Jones, deceased, Shelby County Probate Case No. PR-2022-001076**, whose address is 8007 Woodfern Dr., Indian Springs, AL 35124 (hereinafter "Grantor", whether one or more), by **Melissa G. Lyda and Alva Neil Lyda**, whose address is 5537 Spring Creek Road, Montevallo, AL 35115 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Melissa G. Lyda and Alva Neil Lyda, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **5537 Spring Creek Road, Montevallo, AL 35115** to-wit:

Lot 1, according to the survey of Thomason Acres, as recorded in Map Book 17, Page 76, Probate Office, Shelby County, Alabama.

Ronald Ryan Jones, deceased, is one and the same person as Ronald R. Jones, grantee in that certain deed recorded in Instrument No. 20050307000104610, in the Probate Office of Shelby County, Alabama.

Ronald Ryan Jones (AKA Ronald R. Jones), having died on or about the 12th day of September, 2022, was the surviving grantee of that certain deed recorded in Instrument No. 20050307000104610, in the Probate Office of Shelby County, Alabama; the other grantee, Barbara Jones, having died on or about the 11th day of March, 2021.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$356,200.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of May, 2023.

Barbara Carol Jones Watson

**Barbara Carol Jones Watson, as Personal Representative
of the Estate of Ronald Ryan Jones, deceased, Shelby
County Probate Case No. PR-2022-001076**

Lisa Lynne Jones Anglin

**Lisa Lynne Jones Anglin, as Personal Representative
of the Estate of Ronald Ryan Jones, deceased, Shelby
County Probate Case No. PR-2022-001076**

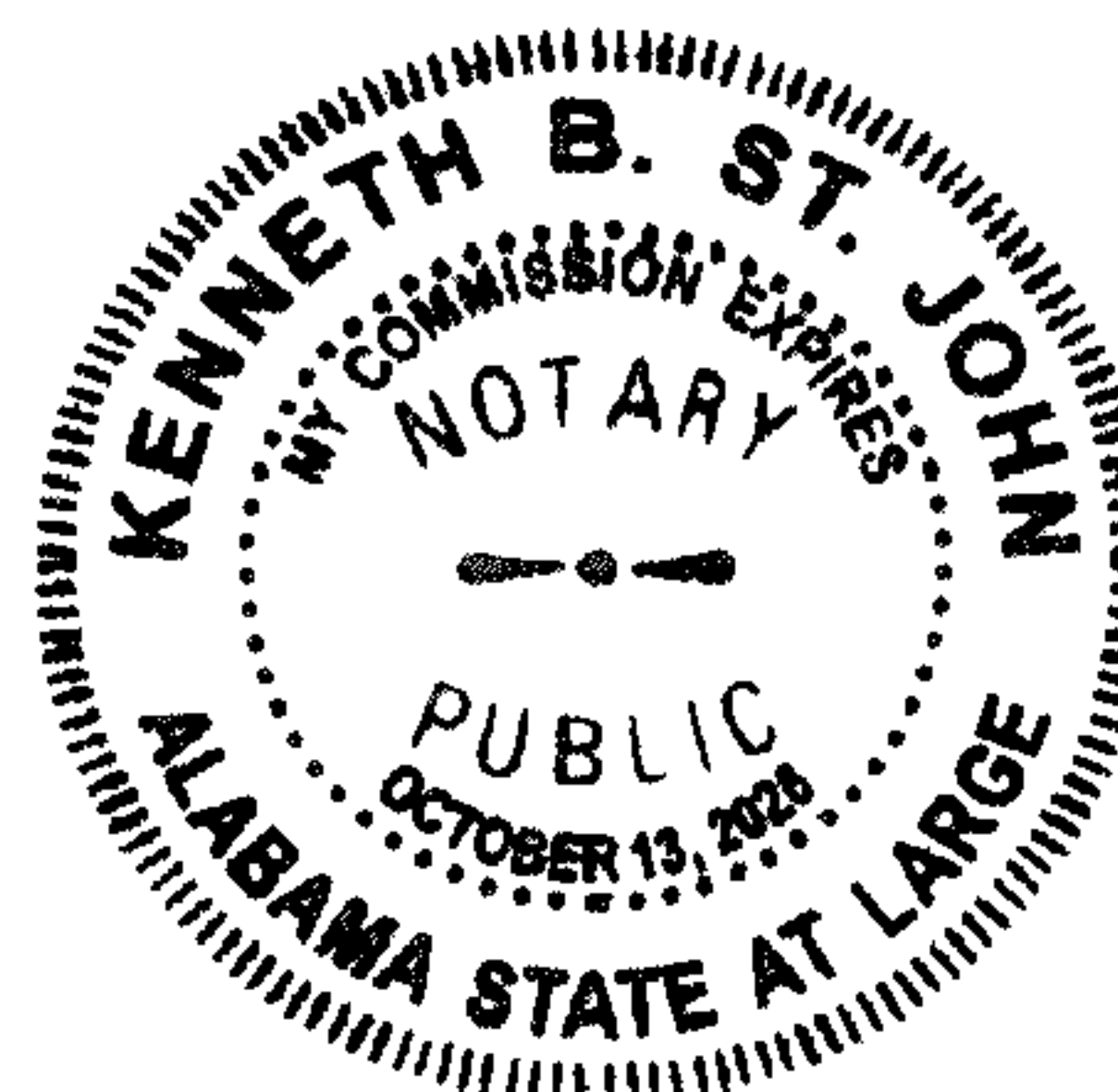
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Barbara Carol Jones Watson**, whose name as Personal Representative of the Estate of Ronald Ryan Jones, deceased, Shelby County Probate Case No. PR-2022-001076, 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, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 26th day of May, 2023.

Kenneth B. St. John

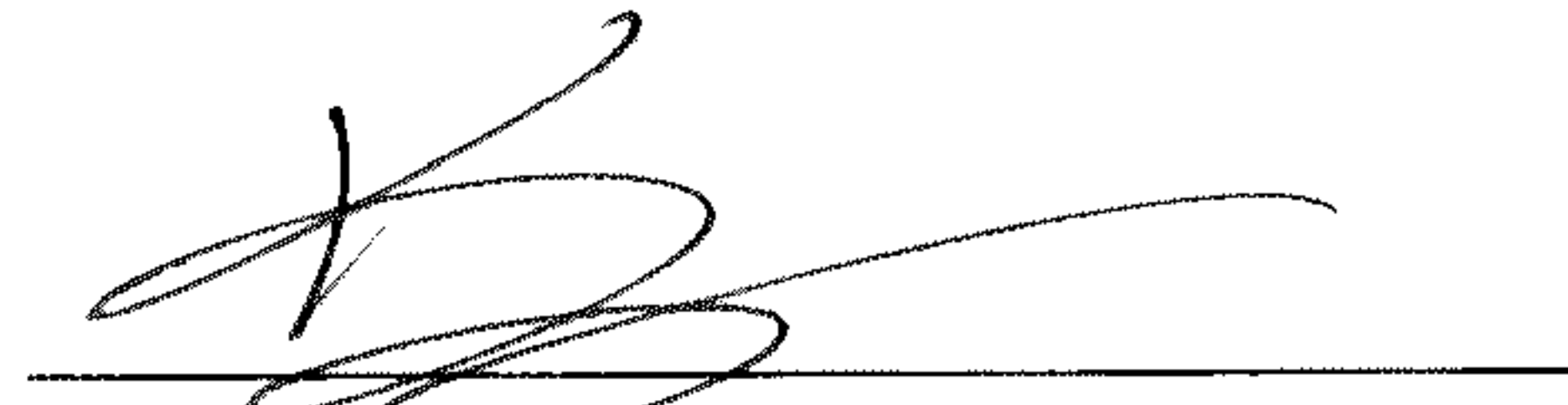
Notary Public
Print Name: **Kenneth B. St. John**
My Commission Expires: **10/13/2026**



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Lisa Lynne Jones Anglin**, whose name as Personal Representative of the Estate of Ronald Ryan Jones, deceased, Shelby County Probate Case No. PR-2022-001076, 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, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

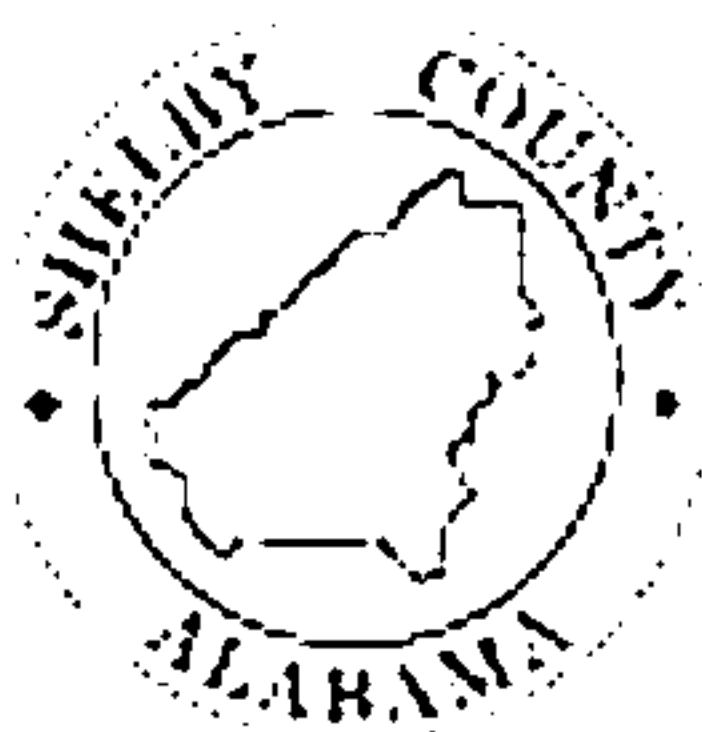
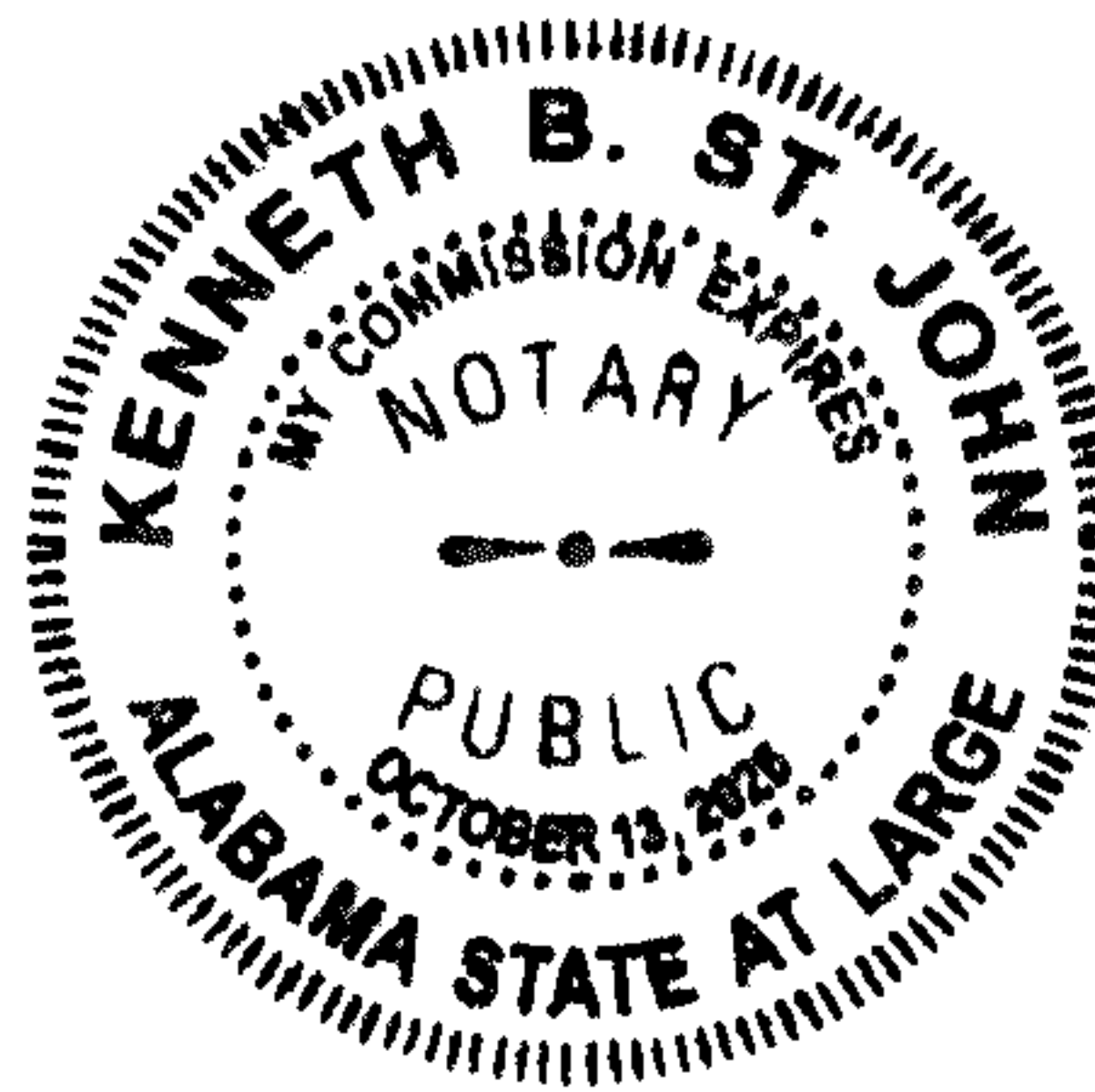
Given under my hand and official seal this 26th day of May, 2023.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2023 02:55:52 PM
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Allen S. Bayl