

STATE OF ALABAMA

COUNTY OF SHELBY

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WARRANTY DEED



20230807000238080 1/3 \$53.50
Shelby Cnty Judge of Probate, AL
08/07/2023 03:56:17 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and NO/100 (\$1.00) Dollar and other good and valuable consideration to the undersigned, William P. Jones, Jr., a single man, herein referred to as Grantor, in hand paid by Mary K. Forbus, a married woman referred to as Grantee, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

It is the intention of the above mentioned Grantor to convey all of his interest in the above described property to the Grantee.

THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal this the 3rd day of August, 2023.

William P. Jones, Jr.

Shelby County, AL 08/07/2023
State of Alabama
Deed Tax: \$25.50



20230807000238080 2/3 \$53.50
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, William P. Jones, Jr., a single man whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of August, 2023.

Jackie McBilberry
NOTARY PUBLIC
My Commission Expires: 9/10/2023

This document prepared by:
Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Property Address:
Shelby County, AL

Grantor's Address:
Mimosa Dr
Childersburg, AL 35044

Grantee's Address:
81 Fairview Dr
Childersburg, AL 35044

VALUE \$ 25,355



20230807000238080 3/3 \$53.50
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EXHIBIT 'A' LEGAL DESCRIPTION

All of the NW 1/4 of the SW 1/4, Section 35, Township 19, Range 1 East that lies north and east of the ACL railroad right of way; and
SW 1/4 of the NW 1/4, Section 35, Township 19, Range 1 East; and

All that certain part of the NE 1/4 of the NE 1/4 of Section 34, and NW 1/4 of the NW 1/4 Section 35, Township 19, Range 1, East, that lies north and east of Muddy Prong Creek containing 55 acres more or less.

LESS AND EXCEPT that part of SW 1/4 of NW 1/4 of Section 35, lying south and east of the ACL Railroad, estimated to be approximately 2 acres.