

Send Tax Notice to:  
Leanna Marie Jones and Patrick  
Wayne Jones  
110 Lake Davidson Lane  
Helena, AL 35080

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-23-11124

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED THIRTY THOUSAND AND 00/100 (\$330,000.00)** 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 **Woodbridge Opportunity Fund, Inc., a Michigan Corporation** (herein referred to as "Grantor," whether one or more), whose mailing address is

1380 East Jefferson Avenue, Detroit, MI 48207

by **Leanna Marie Jones and Patrick Wayne Jones** (herein referred to as "Grantee," whether one or more), whose mailing address is

PO BOX 752, Helena, AL 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **110 Lake Davidson 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.

**\$324,022.00 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(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), 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(s), 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 23 day of August, 2023.

Woodbridge Opportunity Fund, Inc., a Michigan Corporation

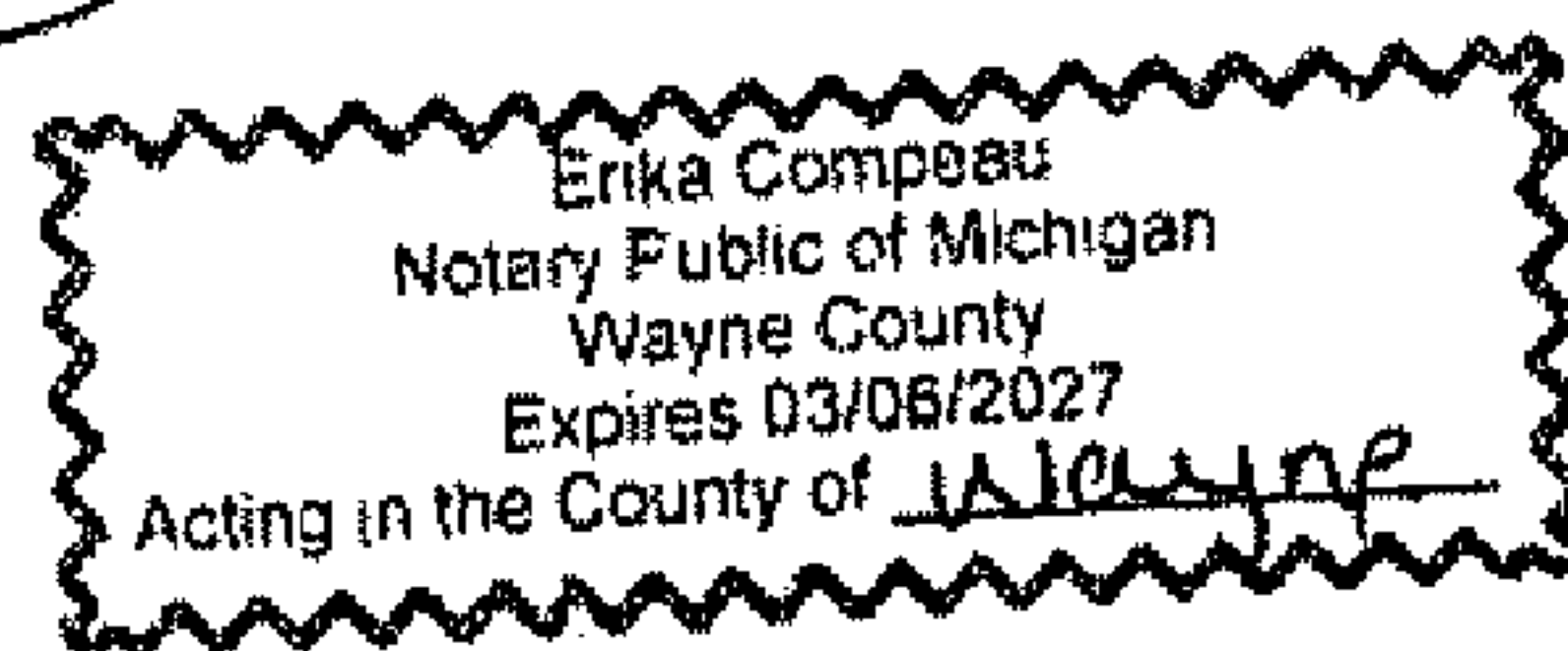
By: William Dickson  
William Dickson, President

STATE OF MICHIGAN  
COUNTY OF Wayne

I, Erika Compeau Notary in and for said County in said State, hereby certify that William Dickson, President of Woodbridge Opportunity Fund, Inc. whose name as President of the Woodbridge Opportunity Fund, Inc., a Corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 23 day of August, 2023.

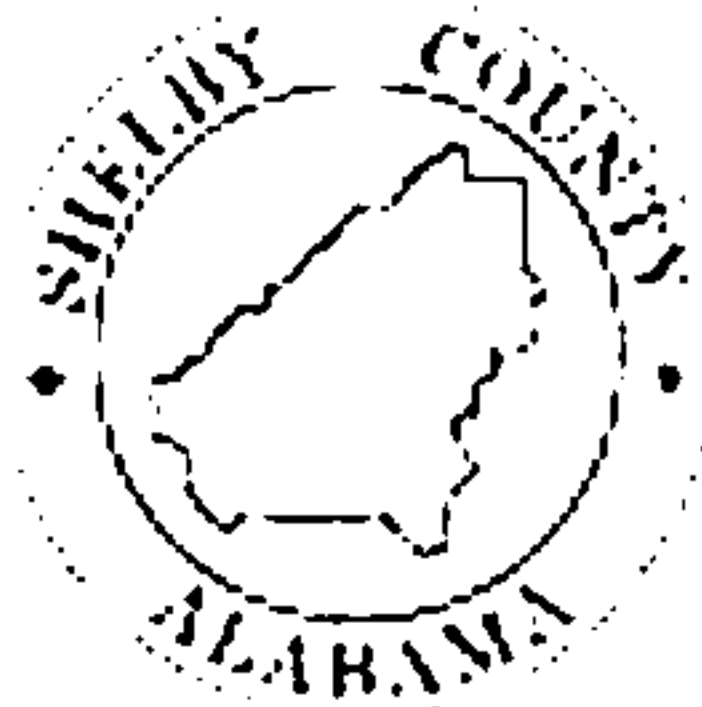
Erika Compeau  
Notary Public



**EXHIBIT A**

Property 1:

Lot 17, according to the Survey of Old Town Helena, as recorded in Map Book 22, Page 26, 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**  
**09/06/2023 10:31:57 AM**  
**\$34.00 JOANN**  
**20230906000269170**

*Allen S. Bayl*