

SEND TAX NOTICE TO:

Jeffery M. Horton
1839 Trail Ridge Drive
Pelham, AL 35124

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 **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **William Cary Jones III and Helen Jones Holder, as Co-Personal Representatives of the Estate of William C. Jones, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000821, and William Cary Jones III, a married man, and Helen Jones Holder, an unmarried woman, Individually and as Devisees of the Estate of William C. Jones, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000821**, whose address is 153 Cambridge Lane, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Jeffery M. Horton**, whose address is 1839 Trail Ridge Drive, Pelham, AL 35124 (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, **Jeffery M. Horton**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1839 Trail Ridge Drive, Pelham, AL 35124 to-wit:**

Lot No. 18, according to Map or Plat of Indian Hills Subdivision, First Sector, recorded in Map Book 4, at Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

William C. Jones, Jr. (AKA William Cary Jones, Jr.), having died on or about July 10, 2022, was the surviving grantee of that certain deed dated September 14, 1964 and recorded in Book 232 Page 453, in the Probate Office of Shelby County, Alabama; the other grantee, Helen W. Jones (AKA Helen Joyce Jones), having died on or about March 30, 2011.

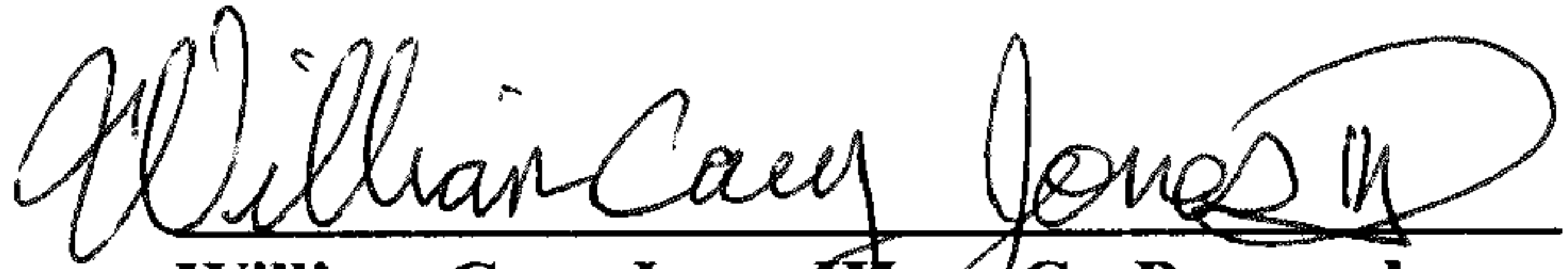
The subject property conveyed herein does not constitute the homestead of the Grantor, William Cary Jones III, nor the homestead of his respective spouse.

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 first mortgage in the amount of \$203,700.00 and a third-party second mortgage in the amount of \$6,300.00, both 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 12th day of October, 2023.



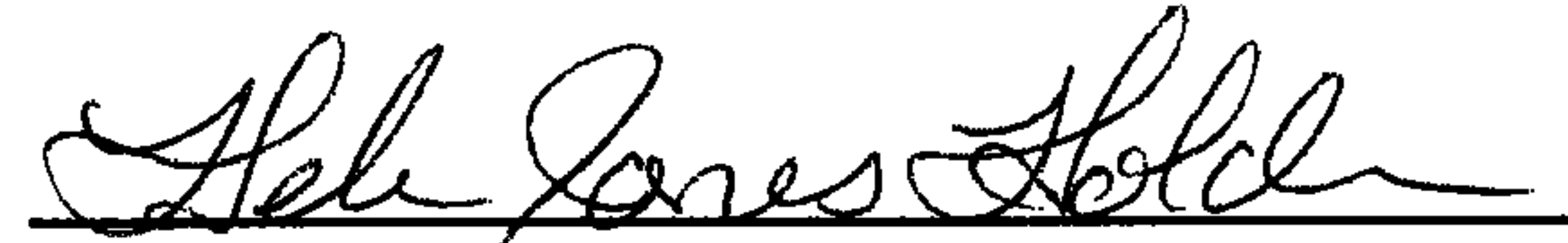
William Cary Jones III, as Co-Personal Representative of the Estate of William C. Jones, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000821



Helen Jones Holder, as Co-Personal Representative of the Estate of William C. Jones, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000821



William Cary Jones III, Individually and as Devisee of the Estate of William C. Jones, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000821



Helen Jones Holder, Individually and as Devisee of the Estate of William C. Jones, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000821

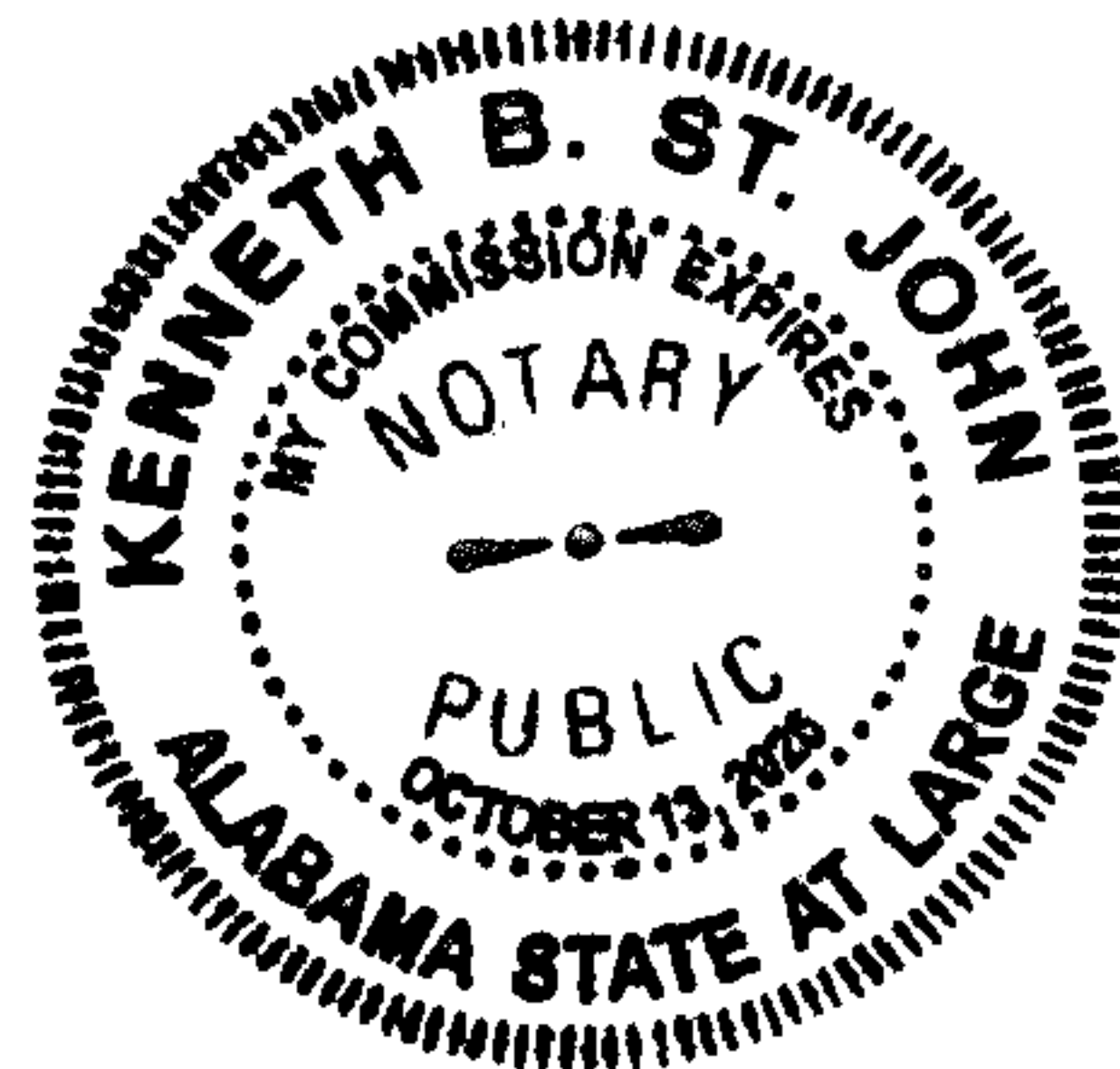
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **William Cary Jones III**, whose name as Co-Personal Representative of the Estate of William C. Jones, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000821, 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, in his capacity as such Co-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 12th day of October, 2023.



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

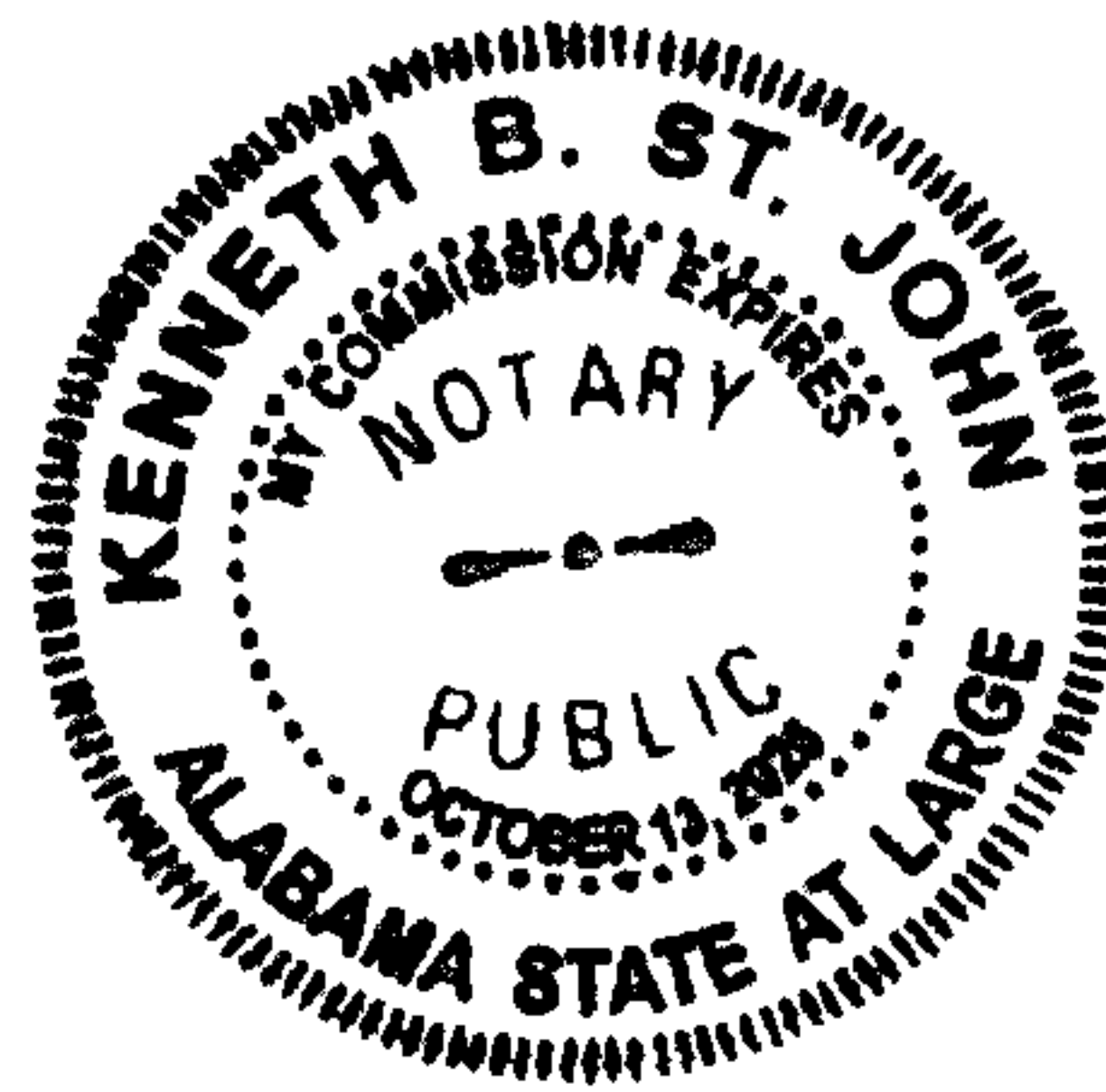


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Helen Jones Holder**, whose name as Co-Personal Representative of the Estate of William C. Jones, Jr., deceased, Shelby County, Alabama Probate Case No. PR-2022-000821, 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, in her capacity as such Co-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.

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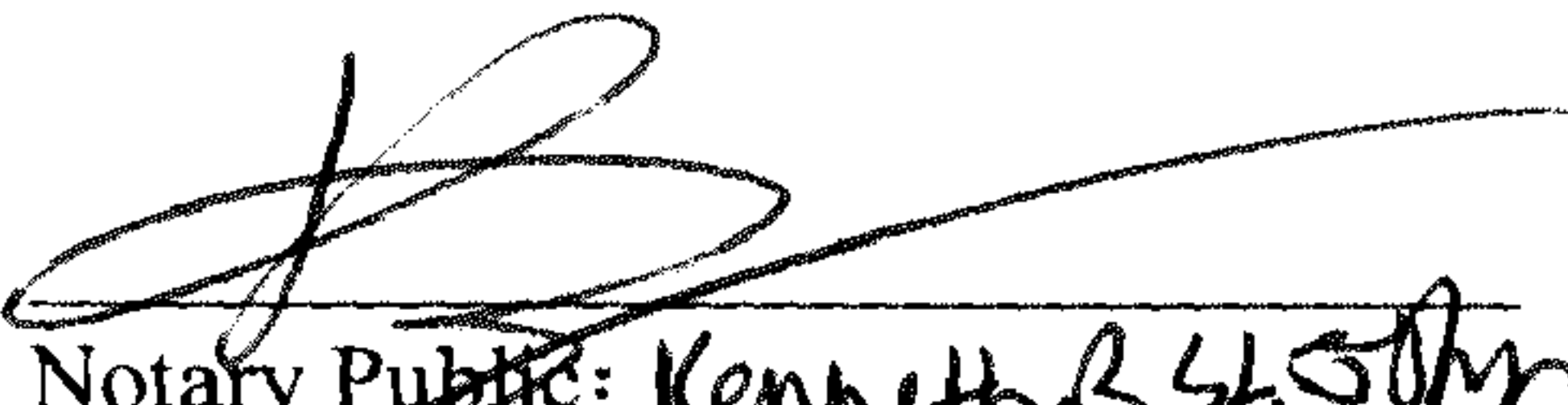

Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026

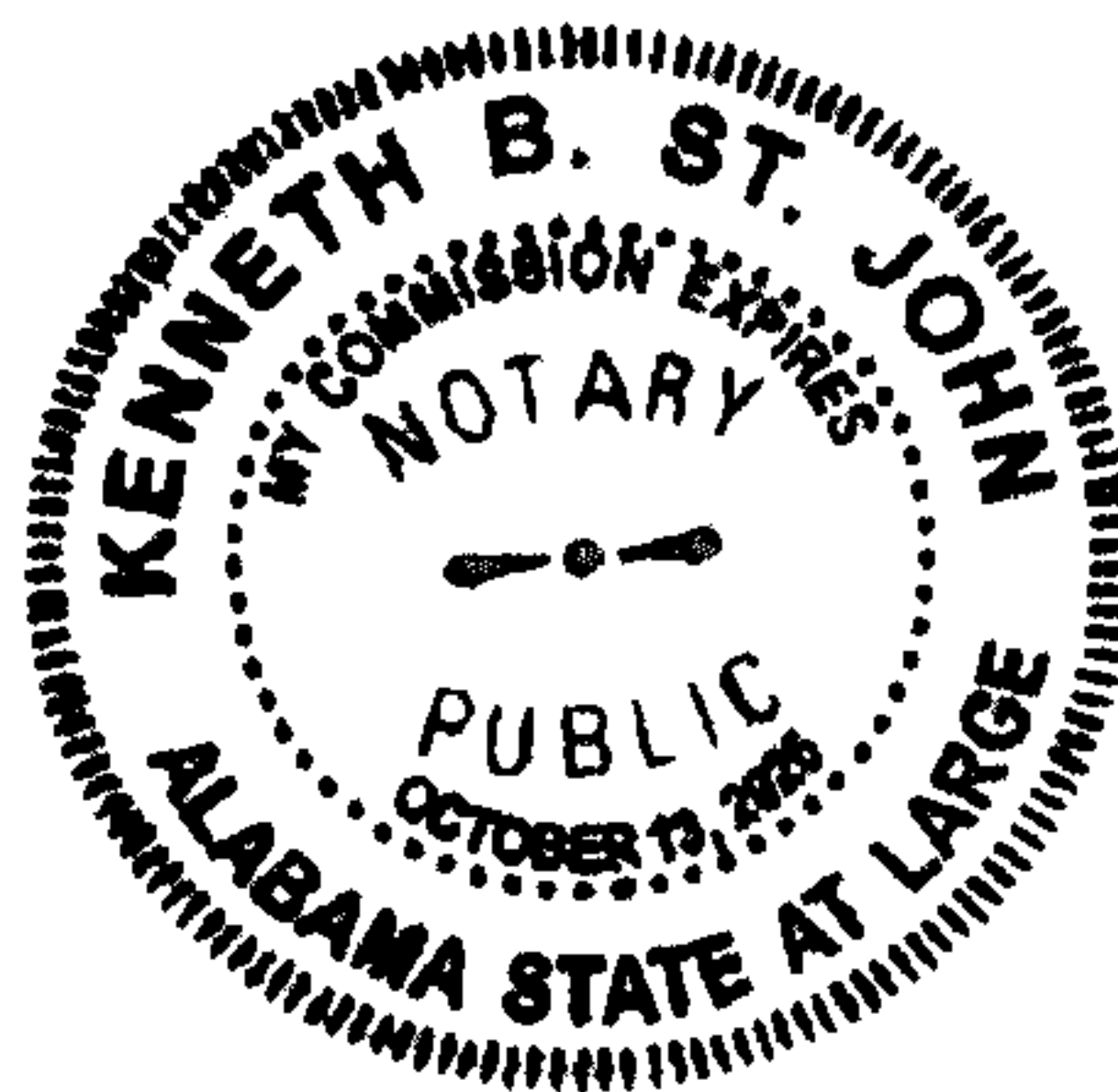


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COUNTY OF SHELBY

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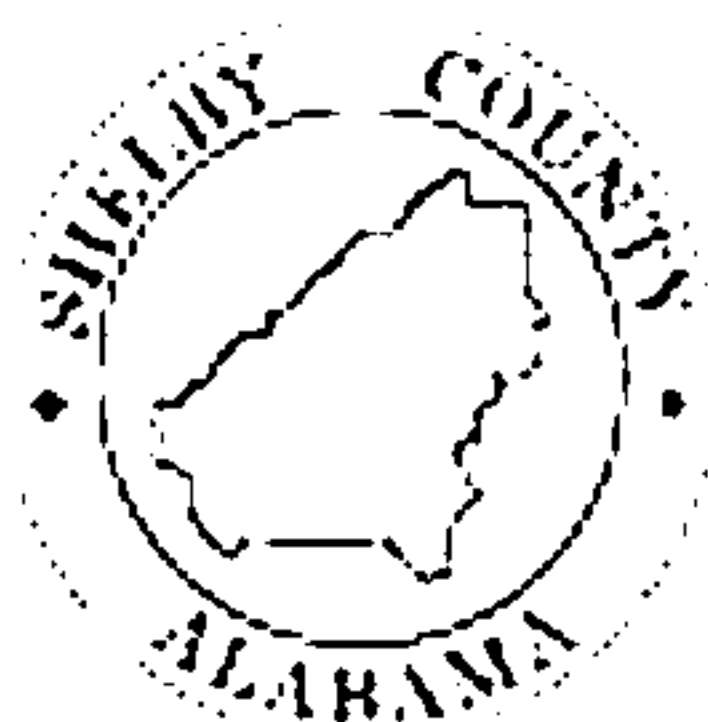
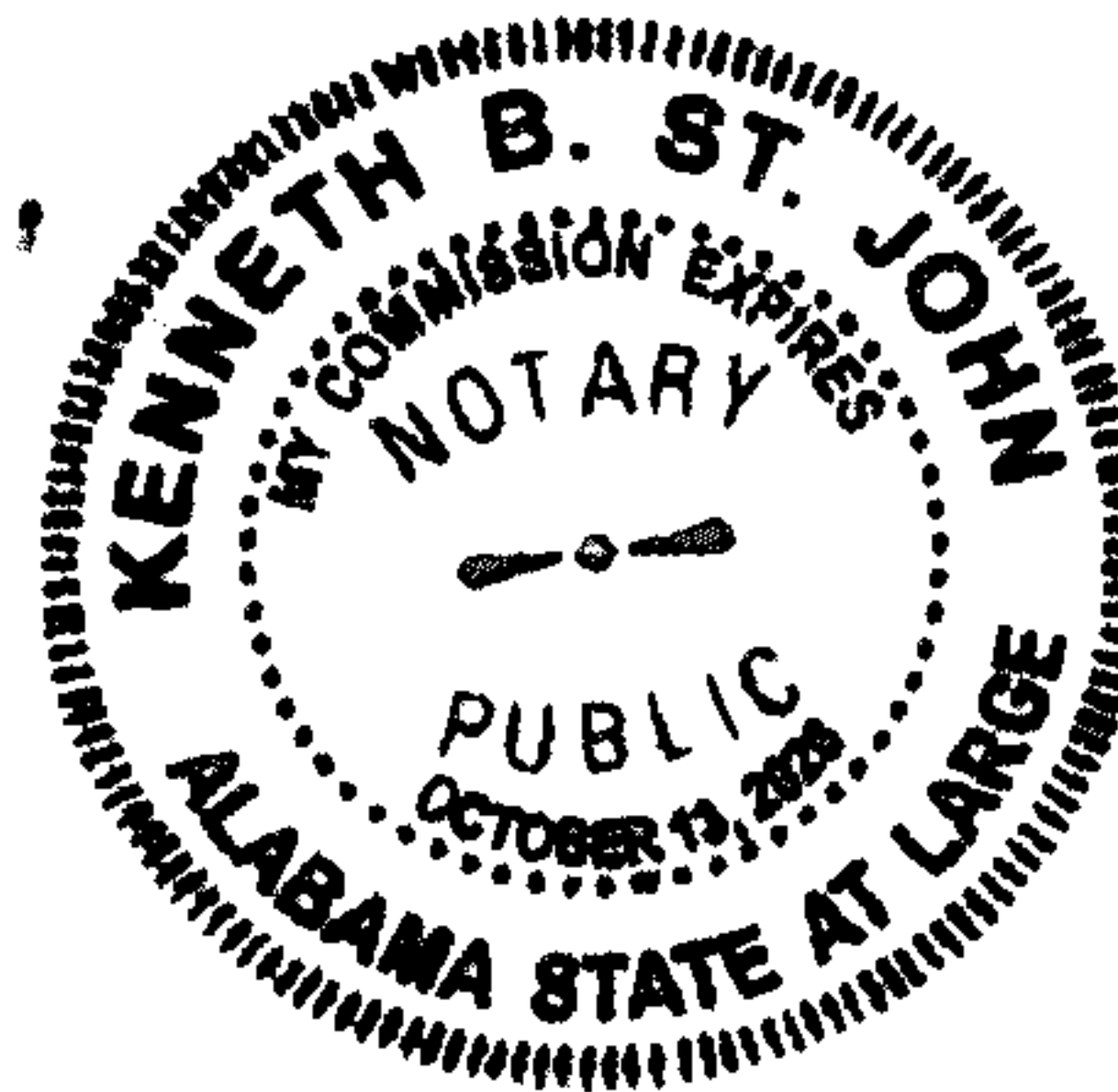


STATE OF ALABAMA
COUNTY OF SHELBY

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Given under my hand and official seal this 12th day of October, 2023.


Notary Public : 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
10/13/2023 10:22:09 AM
\$38.00 JOANN
20231013000303310

Allen S. Bayl