

This instrument was prepared by:
MARK A. PICKENS, Attorney at Law
P. O. Box 59372
Birmingham, Alabama 35259

Send Tax Notice To:
Anita J. Jones
59 Choctaw Lane
Indian Springs, Alabama 35124

Attorney makes no representation regarding the title

WARRANTY DEED with reservation of Life Estate

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt and sufficiency whereof is acknowledged, I, Anita Joyce Jones, a married woman, (herein referred to as Grantor) and Donald Hugh Jones as her husband, do grant, bargain, sell and convey undivided life estates unto Anita Joyce Jones, Donald Hugh Jones and Wayne Michael Jones, in the following described real estate and do further grant, bargain, sell and convey upon the death of all of the life tenants, the remainder, unto Alexandria Claire Jones, Sierra Grace Jones and Winn Michael Jones (herein referred to as Grantees), as joint tenants, each grantee receiving an undivided one-third interest in the whole, for and during their joint lives and upon the death of any of them, then to the survivor of them, the following described real estate in Shelby County, Alabama, to-wit:

Begin at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 29, Township 19 South, Range 2 West, thence run North along the West line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 277.5 feet to the point of beginning; thence turn an angle to the right of $91^{\circ} 23' 30''$ for a distance of 306.1 feet; thence turn an angle of $91^{\circ} 24' 30''$ for a distance of 277.5 feet; thence turn an angle to the left of $88^{\circ} 37' 30''$ for a distance of 306 feet; thence turn an angle to the left of $91^{\circ} 22' 30''$ for a distance of 277.5 feet to the point of beginning.

This property is the homestead of the grantor and her spouse, Donald Hugh Jones.

Subject to the following:

1. Ad Valorem taxes.
2. Municipal Improvements, assessments, and fire district dues.
3. Building lines, right of ways, easements, restrictions, reservations and conditions, if any.
4. Mineral and mining rights excepted.
5. Current existing mortgage and any renewals, extensions or assignments thereof.

TO HAVE AND TO HOLD, the aforegranted property, to the said GRANTEES as joint tenants during their joint lives and upon the death of two of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, with every contingent remainder and right of reversion, subject to the reservation of the life estates of Anita Joyce Jones, Grantor and the life estate of Donald Hugh Jones and Wayne Michael Jones.

And I do, for Myself and for my heirs, executors, and administrators, covenant with the said GRANTEES, their heirs, and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 21st day of November, 2012.


Anita Joyce Jones

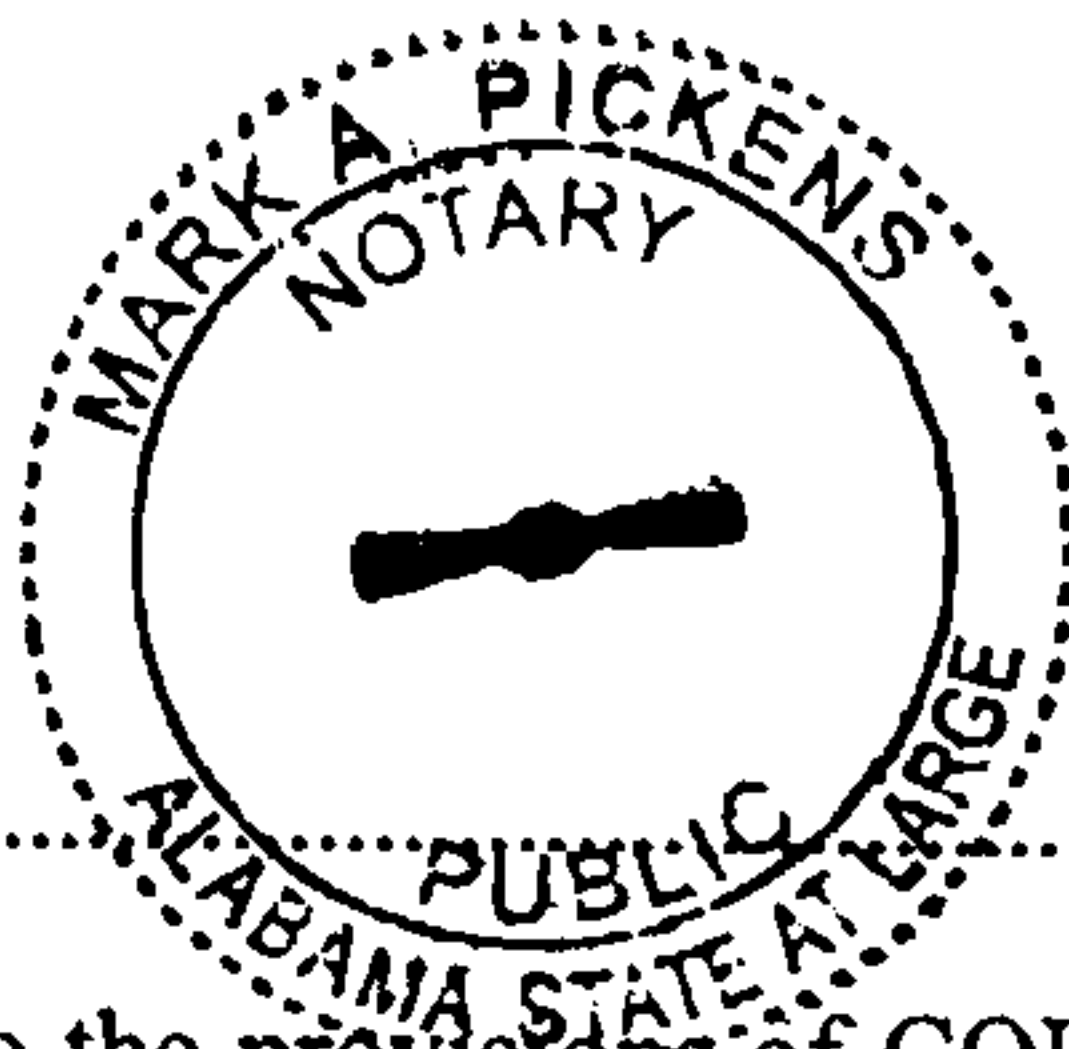
Donald Hugh Jones
Donald Hugh Jones

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, Anita Joyce Jones and husband, Donald Hugh Jones, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, A.D., 2012.



[Signature]
Notary Public
Term Expires: 3-10-2013

Pursuant to the provisions of CODE OF ALABAMA, the following information is submitted in lieu of form RT-1.

Grantors Name and Mailing Address
Anita Joyce Jones

59 Choctaw Lane
Indian Springs, Alabama 35124

Grantee's Name and Mailing Address

Alexandria C. Jones
Sierra G. Jones
Winn M. Jones
59 Choctaw Lane
Indian Springs, Alabama 35124

Property Address: 59 Choctaw Lane, Indian Springs, Alabama 35124

Purchase Price: \$ 10.00

The value of the property per 2012 Shelby County Tax Assessment is \$ 378,400.00

The Actual Value can be verified by the Tax Assessor appraisal.

Donald Hugh Jones, Grantor



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/13/2023 08:08:49 AM
\$407.50 BRITTANI
20231213000358190

Alvin S. Boyd