

SEND TAX NOTICE TO:

Betty J. Jones and Kelley J. Porter
152 Magnolia Circle
Columbiana, AL 35051

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

Value is \$95,700

(1/2 of Assessed Total Market Value- \$191,400)

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Zero Dollars (\$0.00)** and other good and valuable consideration, in hand paid to the undersigned, **Betty J. Jones, an unmarried woman**, whose address is 152 Magnolia Circle, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Betty J. Jones and Kelley J. Porter**, whose address is 152 Magnolia Circle, Columbiana, AL 35051, (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 **Betty J. Jones and Kelley J. Porter, as joint tenants with right of survivorship**, the following described real estate situated in Jefferson County, Alabama, **the address of which is 152 Magnolia Circle, Columbiana, AL 35051 to-wit:**

Lot 13, according to the survey of Magnolia Parc, as recorded in Map Book 21, Page 155, in the Probate Office of Shelby County, Alabama.

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.

No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by preparer

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 16th day of February, 2024.

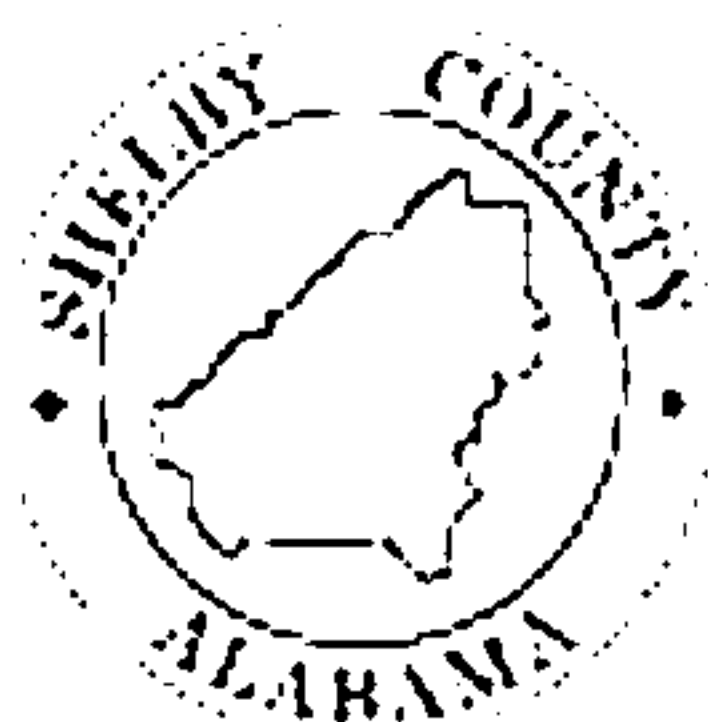
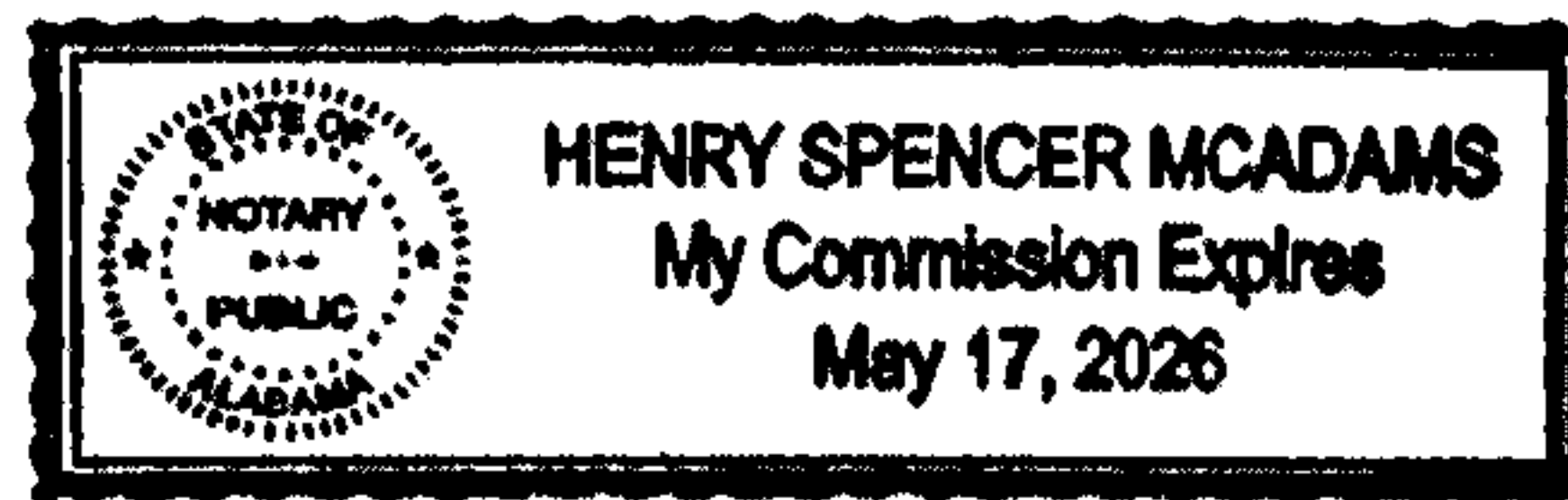
By: Betty J. Jones
Betty J. Jones

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Betty J. Jones whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of February, 2024.

Henry Spencer McAdams
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2024 10:56:28 AM
\$121.00 BRITTANI
20240304000057900

Allie S. Bayl