

SEND TAX NOTICE TO:

Jeffrey Blake Jones and Rita Elizabeth Jones
3645 Shandwick Place
Hoover, AL 35242

This instrument prepared by:
Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-55

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE MILLION SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$1,062,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Melissa Jakeman Mitchell and Theodore Fuller Mitchell, a married couple**, whose address is 4100 Kinross Circle, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Jeffrey Blake Jones and Rita Elizabeth Jones**, whose address is 2923 Madrey Lane Southeast, Owens Cross Roads, AL 35763, (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 **Jeffrey Blake Jones and Rita Elizabeth Jones, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, the address of which is **3645 Shandwick Place, Hoover, AL 35242, to-wit:**

Lot 62, according to the Map and Survey of Greystone - 1st Sector, Phase II, as recorded in Map Book 15, Pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama.

FOR INFORMATIONAL PURPOSES ONLY:


Lot 62 - 3645 Shandwick Place, Hoover, AL 35242

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 not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$705,000.00 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 1st day of April, 2024.

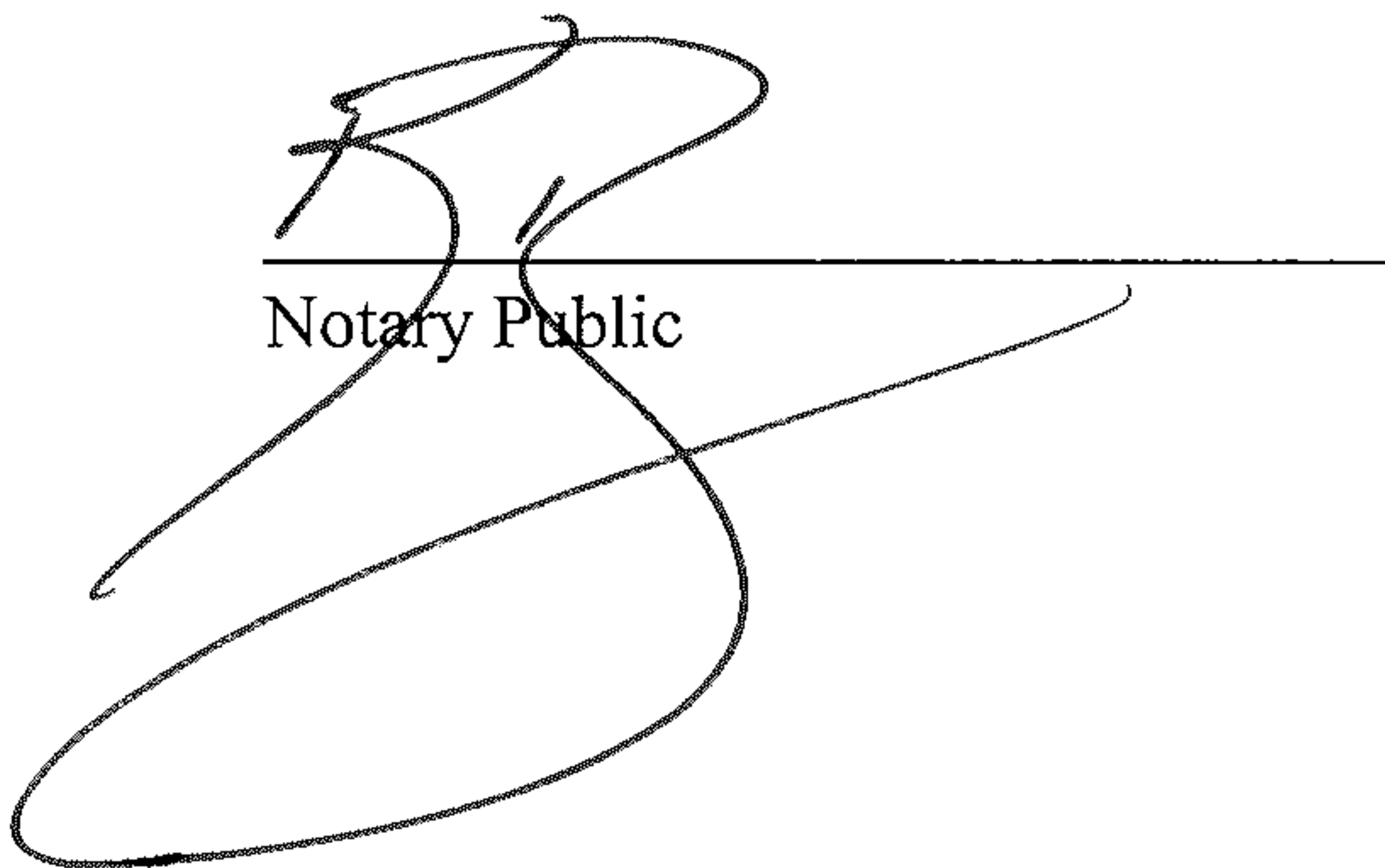

Melissa Jakeman Mitchell


Theodore Fuller Mitchell

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Melissa Jakeman Mitchell and Theodore Fuller Mitchell 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 1st day of April, 2024.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2024 11:48:34 AM
\$382.50 PAYGE
20240402000090440

