

Send Tax Notice to:
Benjamin Jones and Jessica Jones
277 Hummingbird Lane
Wilsonville, AL 35186

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-24-2798

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED FIVE THOUSAND AND 00/100 (\$505,000.00)** 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

Michael Wayne Taylor and Rachel Taylor, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

11544 Highway 280, Sterrett, AL 35471

by **Benjamin Jones and Jessica Jones (herein referred to as "Grantee," whether one or more),** whose mailing address is

277 Hummingbird Lane, Wilsonville, AL 35186

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 **277 Hummingbird Lane, Wilsonville, AL 35186**, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$510,000.00 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 3d day of May, 2024

Michael Wayne Taylor
Michael Wayne Taylor

Rachel Taylor
Rachel Taylor

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Wayne Taylor and Rachel Taylor 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 3d day of May, 2024.

[Signature]
Notary Public
My Commission Expires: **July 28, 2027**

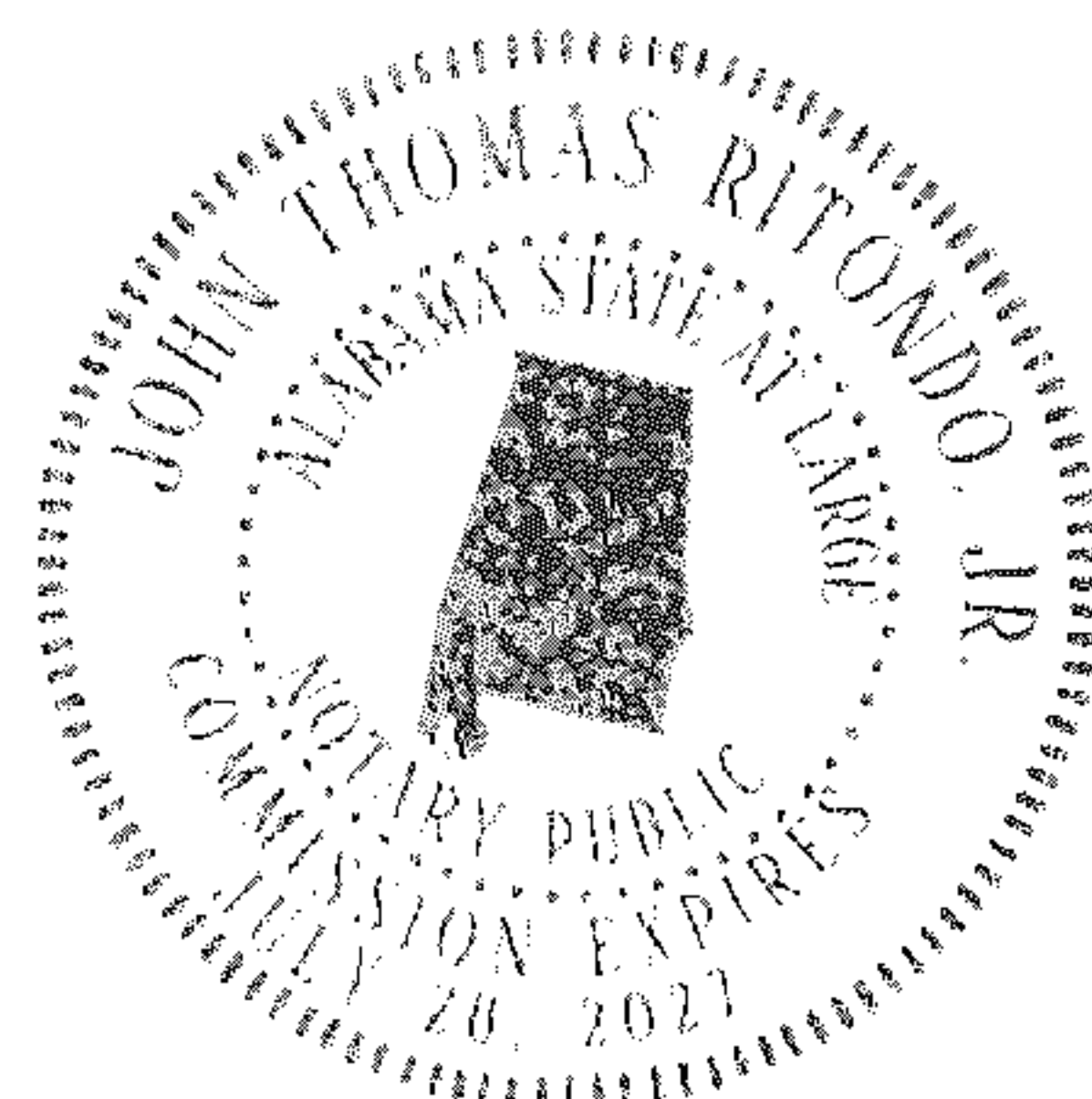


EXHIBIT A

Property 1:

Commence at the NW corner of Section 24, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 00°53'20" W, a distance of 622.00'; thence North 87°27'48" E, a distance of 390.49' to the Point of Beginning; thence North 87°12'19" E, a distance of 138.52'; thence South 37°09'22" E, a distance of 474.78'; thence South 16°23'04" W, a distance of 254.65'; thence North 37°18'42" W, a distance of 321.34'; thence North 01°10'29" W, a distance of 185.08'; thence North 13°25'33" W, a distance of 229.69'; thence South 88°00'43" W, a distance of 28.06'; thence North 03°49'00" E, a distance of 35.00' to the Point of Beginning,



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2024 11:32:14 AM
\$29.00 BRITTANI
20240506000131330

Alexis S. Bayl