20240828000268130 08/28/2024 08:42:29 AM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

## **WARRANTY DEED**

		SEND TAX NOTICES TO:
		204 Dallas Lane
		MONTHUMILO. AL 35115
STATE OF ALABAMA	)	
		KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY	)	

WHEREAS, in consideration of the sum of Two Hundred Forty Thousand and 00/100 (\$240,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), LANDON HALL and ALYSSA PETERS aka ALYSSA HALL, husband and wife, in hand paid by the GRANTEE(S), JONSHIR JACKSON, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 130, according to the Map of The Lakes at Hidden Forest Phase 3, as recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20191031000403140.

Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument No. 20190517000170760, Instrument No. 20061120000567220, and Instrument No. 20201006000453090.

Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Lakes at Hidden Forest, as recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as recorded in Instrument No. 20061212000600970.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: \$235,653.00 of the purchase price was obtained by a Purchase Money Mortgage.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 27th day of August, 2024.

ÁLXSSA PETERS AKA ALYSSA HALL

STATE OF ALABAMA	`
COLINITY OF CHILTON	`
COUNTY OF CHILTON	,

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that LANDON HALL and ALYSSA PETERS aka ALYSSA HALL is(are) signed to the foregoing conveyance, and who is(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.

MADA

Given under my hand and official seal this 27th day of August, 2024.

MOTARY

PUBLIC

NOTARY PUBLIC

My Commission Expires: 4 25 27

Address of Grantee:
204 Dallas Mills
Analysis as 15

Real Value: \$240,000.00

Address of Grantor:
1801 Classof Grantor:
Classof Grantor:

Property Address: 204 Dallas Lane Montevallo, AL 35115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2024 08:42:29 AM
\$33.50 JOANN
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