

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
Montevallo, 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.

My Commission Expires:

Address of Grantee:
204 Dallas Ave
Montevallo, AL 35115
Real Value: \$240,000.00

Address of Grantor:
1801 Yellowleaf
Clanton, AL 35045

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
20240828000268130

Allen S. Bayl