

SEND TAX NOTICE TO:

Marcus P. Jones and Mary Davis Jones
122 West Stonehaven Circle
Pelham, AL 35124

This instrument prepared by:

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sherry Henderson Franks, as Personal Representative of the Estate of Betty O. Henderson, deceased, Jefferson County, Alabama Probate Case No. 23BHM01462, and Sherry Henderson Franks, a(an) married person, Vicki Henderson Prichard, a(an) unmarried person, and Carey Henderson, a(an) unmarried person, Individually and as Devisees of the Estate of Betty O. Henderson, deceased, Jefferson County, Alabama Probate Case No. 23BHM01462, whose address is 3454 Ridgecrest Drive, Vestavia Hills, AL 35216 (hereinafter "Grantor", whether one or more), by **Marcus P. Jones and Mary Davis Jones**, whose address is 122 West Stonehaven Circle, Pelham, AL 35124 (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 **Marcus P. Jones and Mary Davis Jones, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 122 West Stonehaven Circle, Pelham, AL 35124 to-wit:****

Lot 75, according to the Survey of the Cottages at Stonehaven, First Addition, as recorded in Map Book 22, Page 87, in the Probate Office of Shelby County, Alabama.

Betty O. Henderson was one and the same person as Betty Ann Henderson.

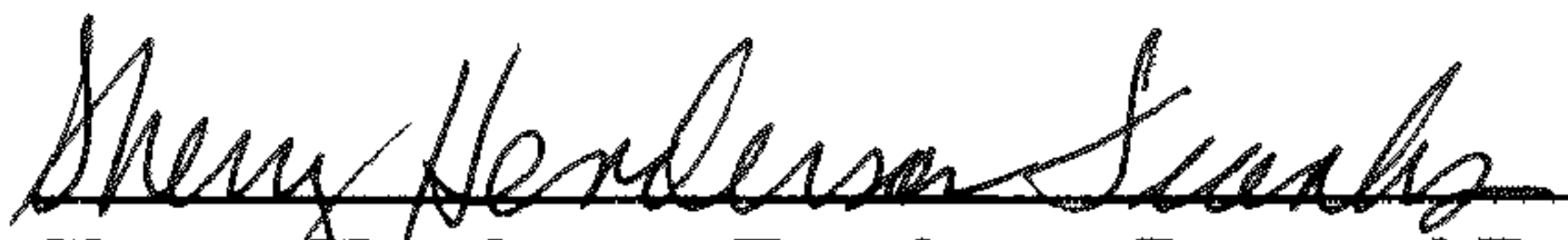
The subject property conveyed herein does not constitute the homestead of the Grantors, Sherry Henderson Franks, Vicki Henderson Prichard, and Carey Henderson, nor the homestead of their respective spouses, if any.

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.

Subject to a third-party mortgage in the amount of \$185,000.00 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 30th day of August, 2024.

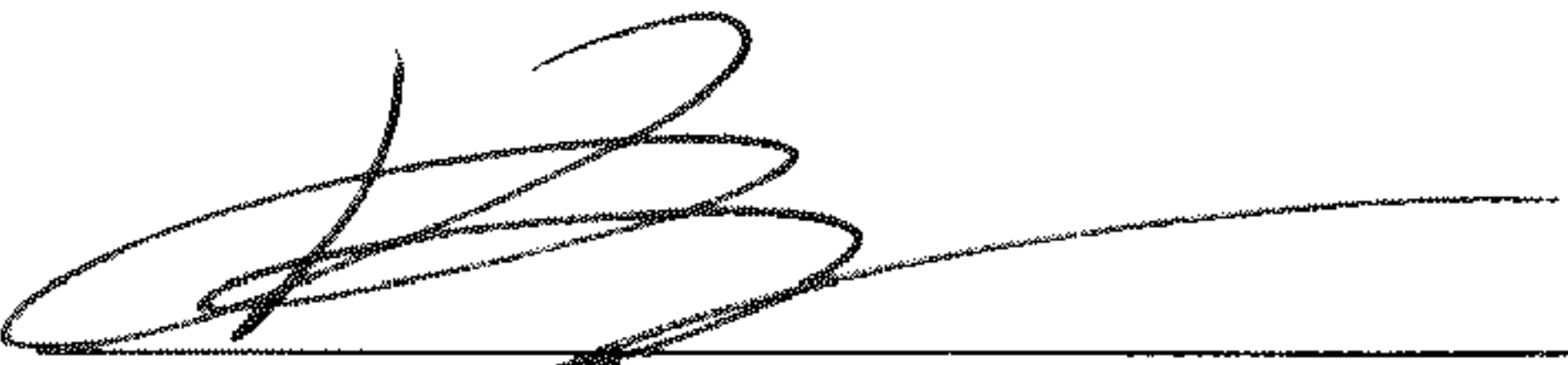


**Sherry Henderson Franks, as Personal Representative
of the Estate of Betty O. Henderson, deceased,
Jefferson County, Alabama Probate Case No. 23BHM01462**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sherry Henderson Franks, whose name as Personal Representative of the Estate of Betty O. Henderson, deceased, Jefferson County, Alabama Probate Case No. 23BHM01462, is 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, she, as such Personal Representative, and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2024.

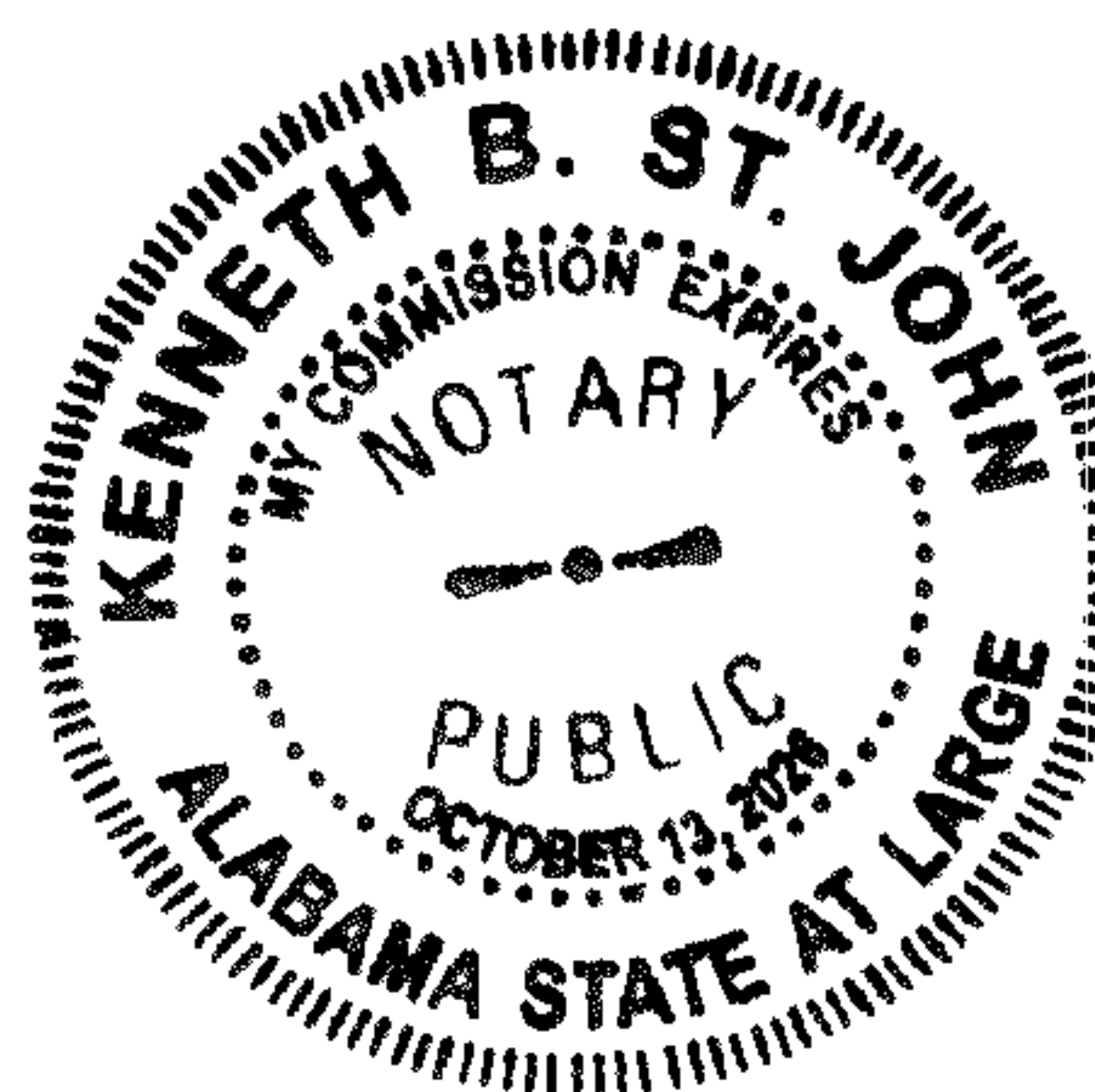


Notary Public

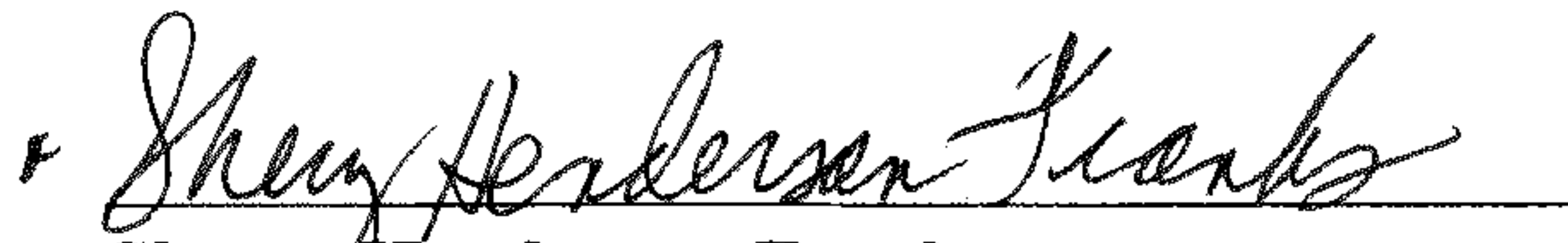
Print Name:

My Commission Expires:

Kenneth B St John
10/13/2026




IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of August, 2024.

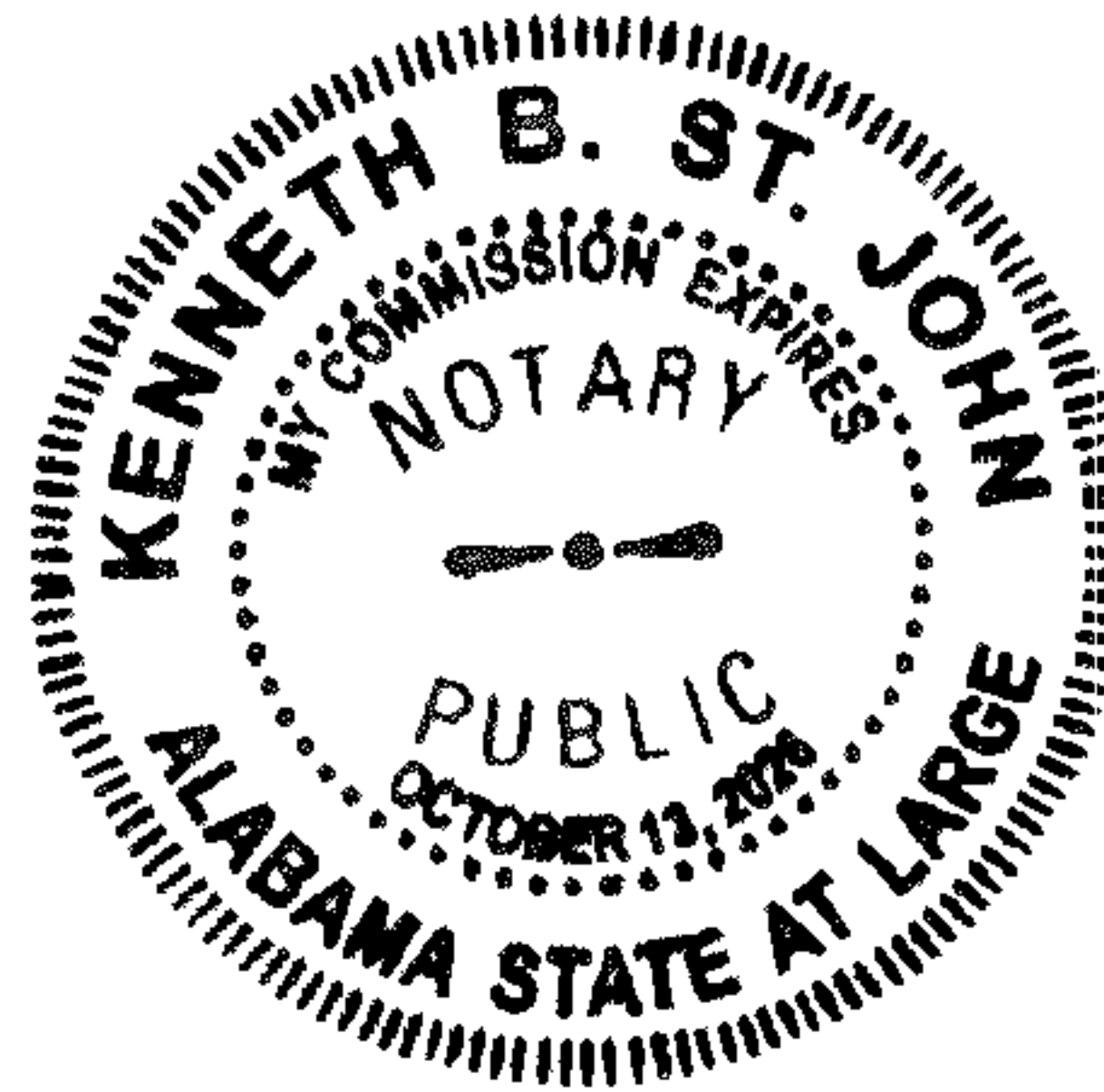

Sherry Henderson Franks

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Sherry Henderson Franks whose name is 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2024.


Notary Public
Print Name: Kenneth B St John
My Commission Expires: 10/13/2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of August, 2024.

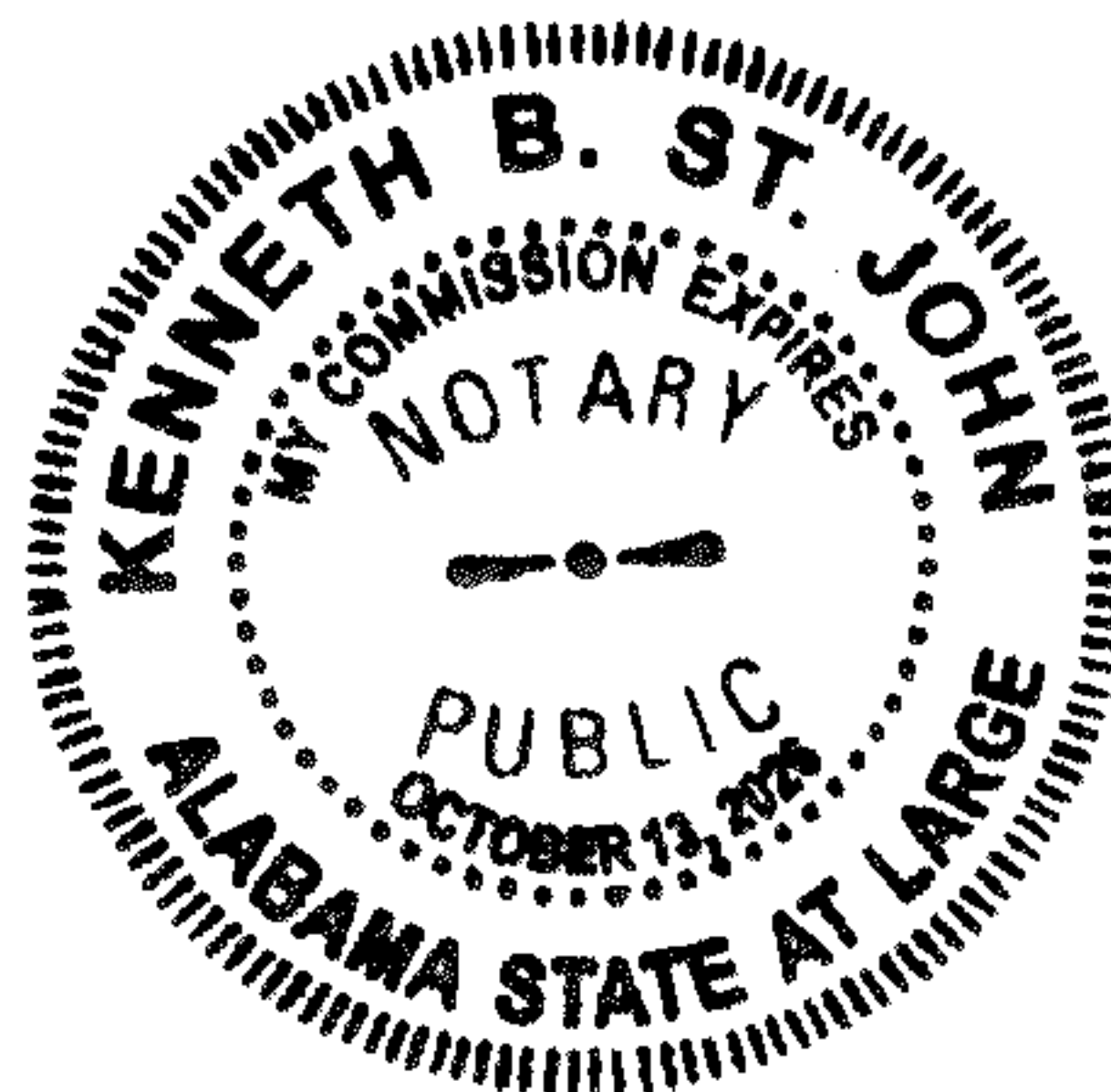
* Vicki Henderson Prichard
Vicki Henderson Prichard

STATE OF ALABAMA
COUNTY OF SHELBY

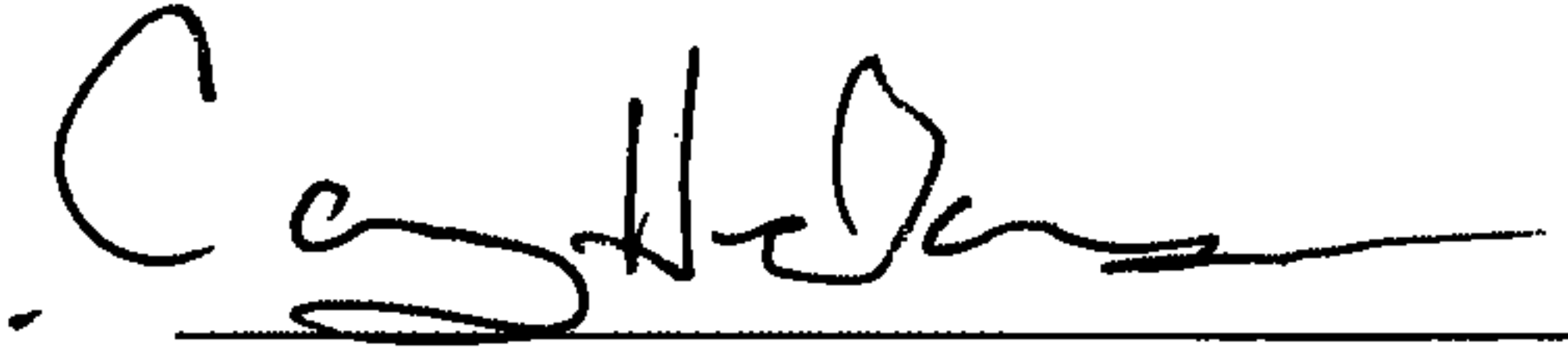
I, the undersigned Notary Public in and for said County and State, hereby certify that Vicki Henderson Prichard whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2024.

[Signature]
Notary Public
Print Name: Kenneth B St John
My Commission Expires: 10/13/2026




IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of August, 2024.

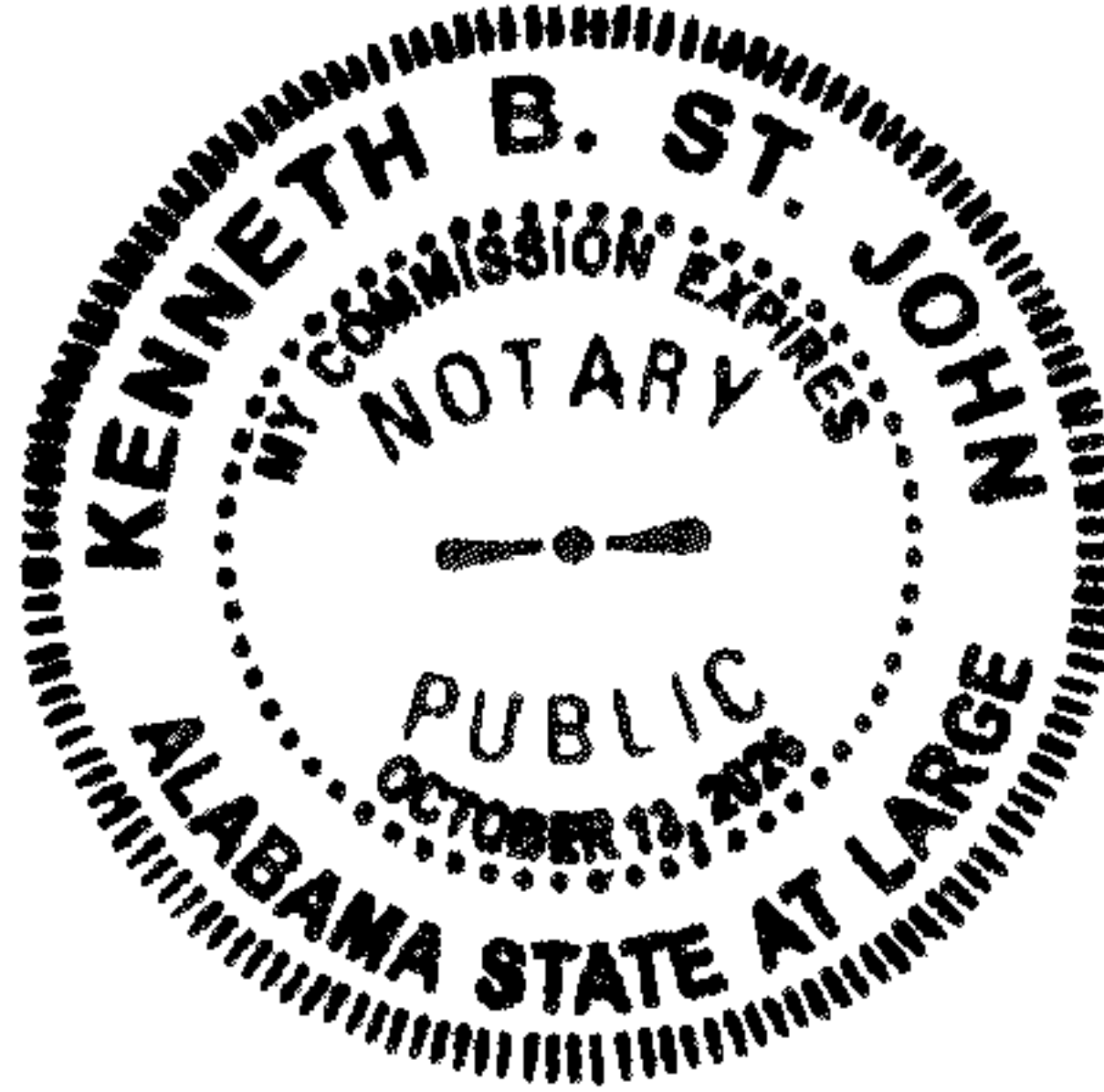

 Carey Henderson

STATE OF ALABAMA
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Carey Henderson whose name is 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, he/she executed the same voluntarily on the day the same bears date.

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


 Notary Public
 Print Name: Kenneth B. St. John
 My Commission Expires: 10/13/2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/30/2024 01:39:24 PM
 \$141.00 PAYGE
 20240830000271870

Allie S. Bayl