

Send Tax Notice to:
George Lee Jones, II and Christy
Jones

133 Renwick Lane
Calera, AL 35040

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

File: BHM-24-6120

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00)** 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 **Timothy Scott Eady, Jr. and Jessica Eden Eady, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

133 Dogwood Trail, Alabaster, AL 35007

by **George Lee Jones, II and Christy Jones** (herein referred to as "Grantee," whether one or more), whose mailing address is

133 Renwick Ln., Calera, AL 35040

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 **133 Renwick Ln., Calera, AL 35040**, 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.

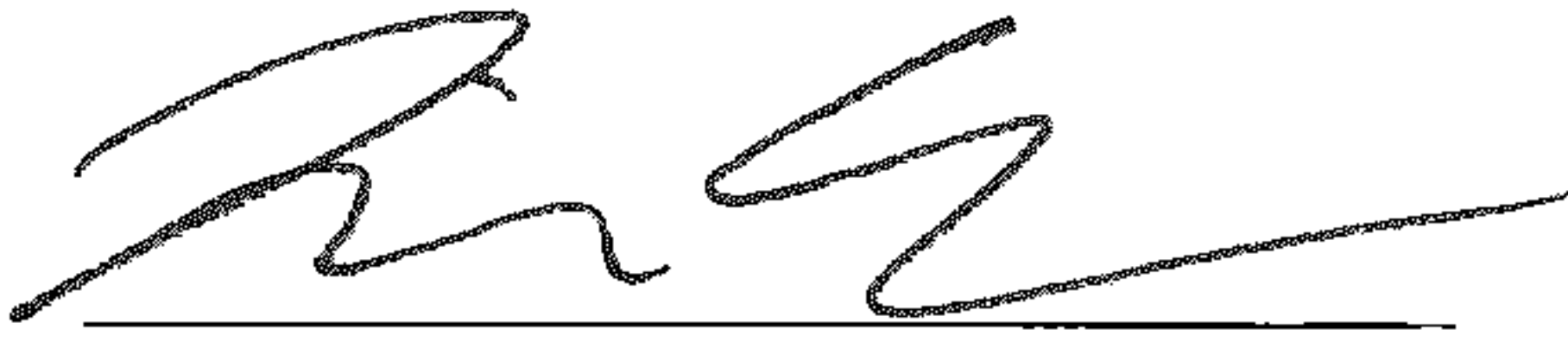
\$208,550.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Jessica Eden Eady, grantor herein, and Jessica Eden Smith, grantee in that certain deed recorded in Instrument #20170328000103530, in the Probate Office of Shelby County, Alabama, is one and the same person.

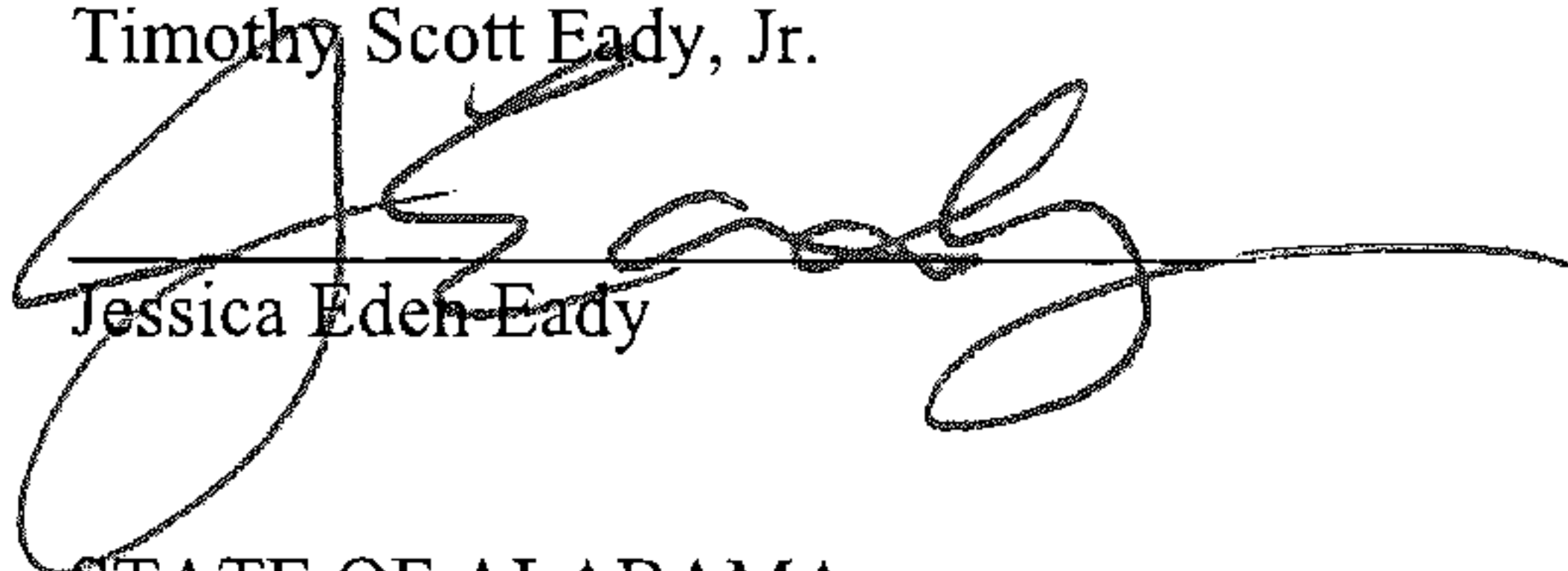
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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 30th day of August, 2024



Timothy Scott Eady, Jr.

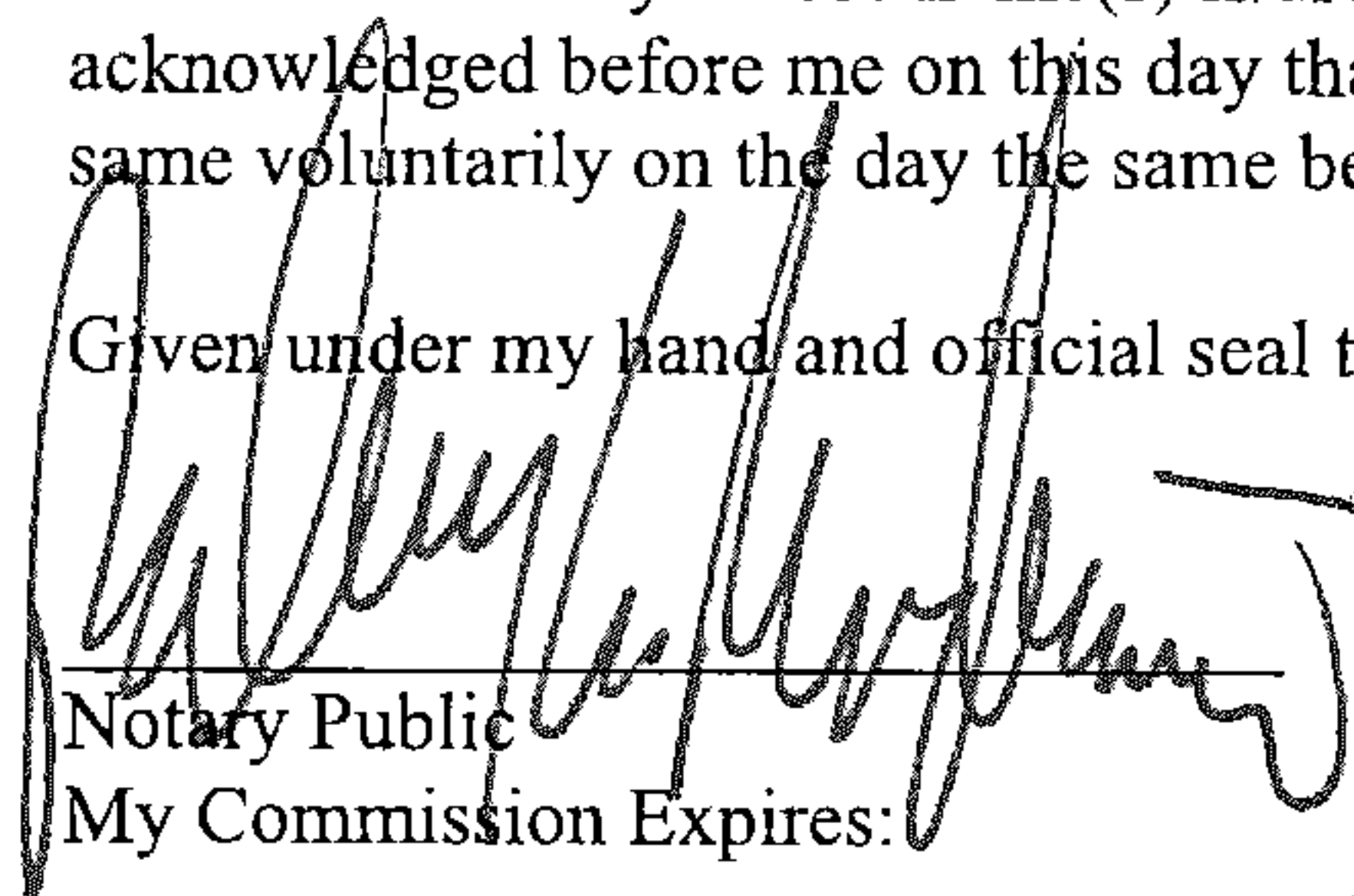


Jessica Eden Eady

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Timothy Scott Eady, Jr. and Jessica Eden Eady 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 30th day of August, 2024.



Notary Public

My Commission Expires:



EXHIBIT A

Property 1:

Lot 55, according to the Amended Map of Final Plat Camden Cove, Sector 7, as recorded in Map Book 30, Page 66 and Amended in Map Book 30, Page 83 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2024 01:14:54 PM
\$34.50 PAYGE
20240904000275480

Allie S. Bayl