

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, ANTHONY WAYNE JONES AND REBECCA HENDERSON JONES, a married couple, the undersigned Grantor, do grant, bargain, sell and convey my interest to "ANTHONY WAYNE JONES and REBECCA HENDERSON JONES, Trustees, or their successors in interest, of the ANTHONY AND REBECCA JONES Living Trust dated October 22, 2024, and any amendments thereto." the Grantee in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

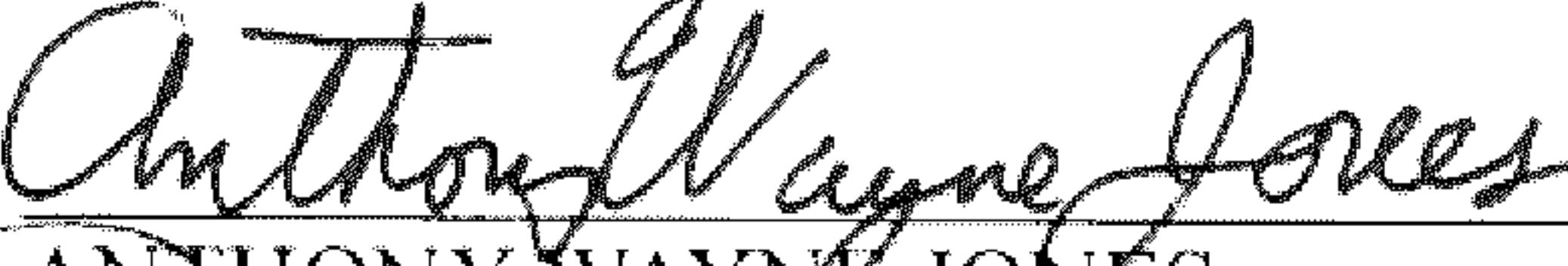

HOMESTEAD AND TRUST IS REVOCABLE.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this
10/22/2024.

 (SEAL)
 ANTHONY WAYNE JONES
 (SEAL)
 REBECCA HENDERSON JONES

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that ANTHONY WAYNE JONES AND REBECCA HENDERSON JONES, a married couple, signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10/22/2024.


 Notary Public

This Instrument was Prepared By:
 John Holliman, Esq.
 2491 Pelham Pkwy
 Pelham, AL 35124

Grantees Address to Send Tax Notice:

480 Hwy 107
 Montevallo, AL 35115

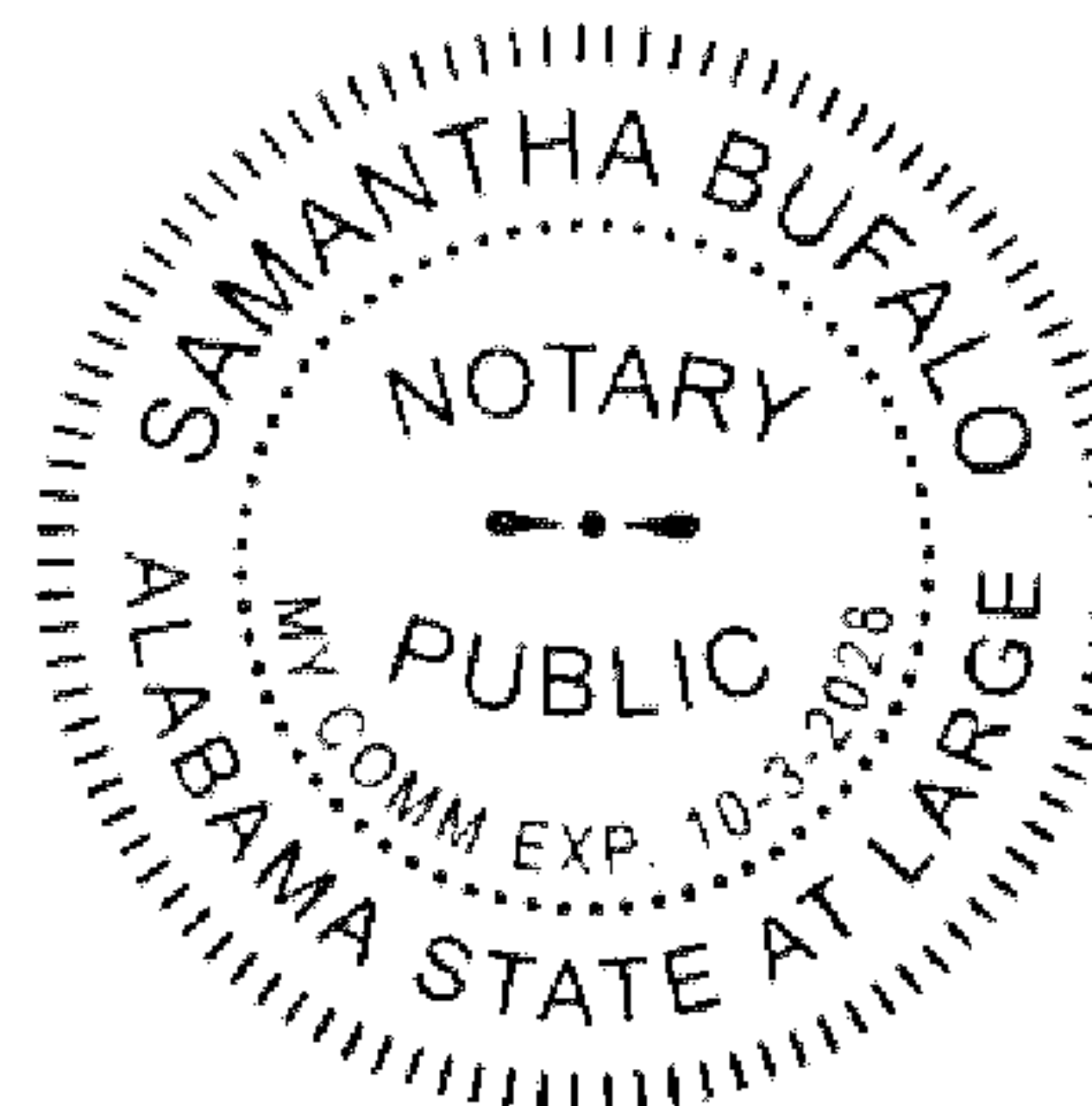


Exhibit "A"

Begin at the Northwest corner of NE ¼ of NE ¼, Section 1, Township 22 South, Range 3 West, situated in Shelby County, Alabama; thence east a distance of 439.10 feet; thence South a distance of 695.71 feet to the center of Spring Creek; thence in a westerly direction along the center of Spring Creek a distance of 490.4 feet to the west line of said Quarter-Quarter; thence North 4 deg. 16 min West a distance of 563.25 feet to the point of beginning. There is excepted herefrom the North 210 feet of said parcel.

Subject To:

Advalorem Taxes Due and Thereafter. Building and Setback Lines, Restrictions, Covenants and Conditions of Record. Mining and Mineral Rights Excepted.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Anthony Jones
 Mailing Address Rebecca Jones
480 Highway 107, Montevallo, AL 35115

Grantee's Name Anthony Jones and Rebecca Jones
 Mailing Address Trustees of Anthony & Rebecca Jones
Living Trust
480 Highway 107, Montevallo, AL 35115

Property Address 480 Highway 107
Montevallo, AL 35115

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 279,280



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/28/2024 02:37:11 PM
 \$311.50 PAYGE
 20241028000337000

Allen S. Byrd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☒ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/16/2024

Print Samantha Bufalo

☐ Unattested

(verified by)

Sign

Samantha Bufalo

(Grantor/Grantee/Owner/Agent) circle one