

This Instrument Prepared by:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1232**

SEND TAX NOTICE TO:

Trent Jones

[Space Above This Line for Recording Data]

STATUTORY

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Ninty-Five Thousand Eight Hundred and 00/100 Dollars (\$95,800.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **United States Department of Agriculture Rural Development** whose mailing address is: **4300 Goodfellow Blvd, Bldg 105 FL 215 Louis, MO 63120**; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Trent Jones** whose mailing address 125 Gardner St. Montevallo 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address **161 Wilson Drive Montevallo, AL 35115** to wit:

Lot 5, according to the Map of Wilson Subdivision, as recorded in Map Book 3, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated November 7, 2024 and recorded on November 12, 2024 in Instrument #20241112000350590 in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

To Have and To Hold to the said grantee, their heirs, and assigns forever.

Grantor makes no warrant or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted or suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10 day of

March, 2025

United States of America Acting Through the Rural Housing Service or Successor
Agency, United States Department of Agriculture

By: Dawson's Realty & Mortgages, Inc., a Georgia corporation, dba Dawson's
Management, USDA's duly authorized property management contractor pursuant to a
delegation of authority found within Rural Development regulations 41 CFR 102-75.1090

STATE OF Texas Harris COUNTY ss:

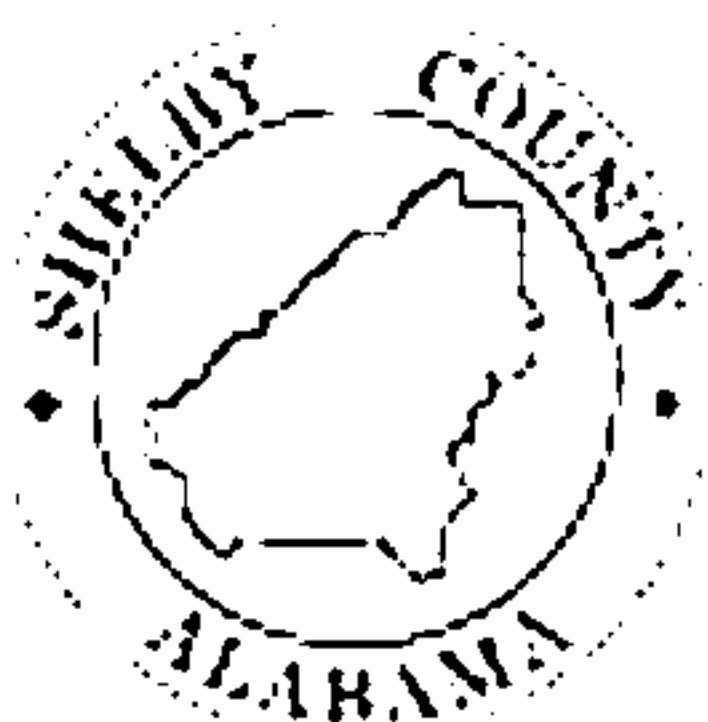
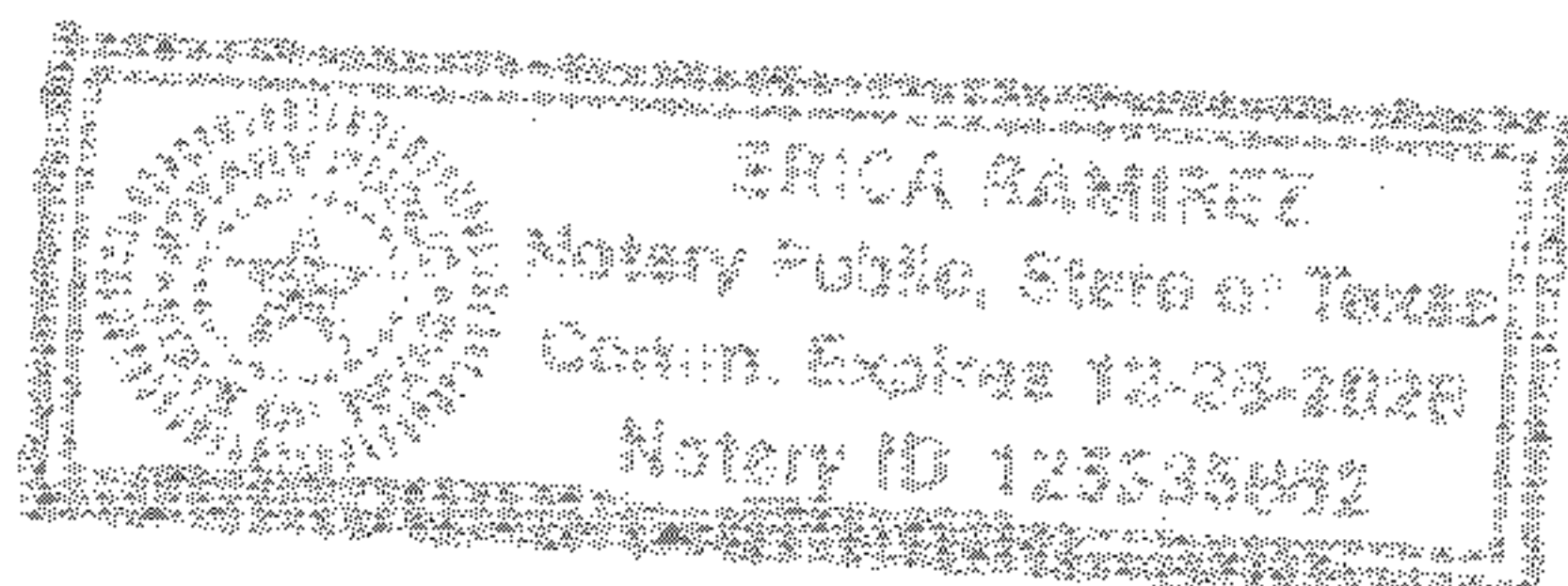
I, Erica Ramirez, a Notary Public in and for said county in said state,
hereby certify that United States of America Acting Through the Rural Housing Service or Successor
Agency, United States Department of Agriculture By and Through
Nick Ramirez whose name as First Sec of Dawson's
Realty & Mortgages, Inc., a Georgia corporation, dba Dawson's Management and who is 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 this
conveyance, he/she/they as such Nick Ramirez executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 6 day of
March, 2025

My Commission Expires: 12-28-28

Erica Ramirez
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/10/2025 12:03:43 PM
\$121.00 JOANN
20250310000070930

Allie S. Bayl