

**SEND TAX NOTICE TO:**

George Johnson Jones and Sierra Scoggin  
120 Saint Charles Drive  
Helena, AL 35080

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 FIFTY ONE THOUSAND AND 00/100 (\$251,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lori Bond Raynor fka Lori Bond and Jasper Cheyenne Raynor, wife and husband**, whose address is 1513 Secretariat Drive Helena AL. 35080 (hereinafter "Grantor", whether one or more), by **George Johnson Jones and Sierra Scoggin** whose address is 120 Saint Charles Drive Helena AL. 35080 (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 **George Johnson Jones and Sierra Scoggin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **120 Saint Charles Drive, Helena, AL 35080** to-wit:

**Lot 21, according to the Map of Magnolia Park, St. Charles Place, Phase Three, Sector One, as recorded in Map Book 21, Page 4, in the Probate Office of Shelby County, Alabama.**

**Lori Bond Raynor is one and the same person as Lori Bond, grantee in that certain deed recorded in Instrument# 20150402000104270 in the Office of the Judge of Probate Shelby County, Alabama.**

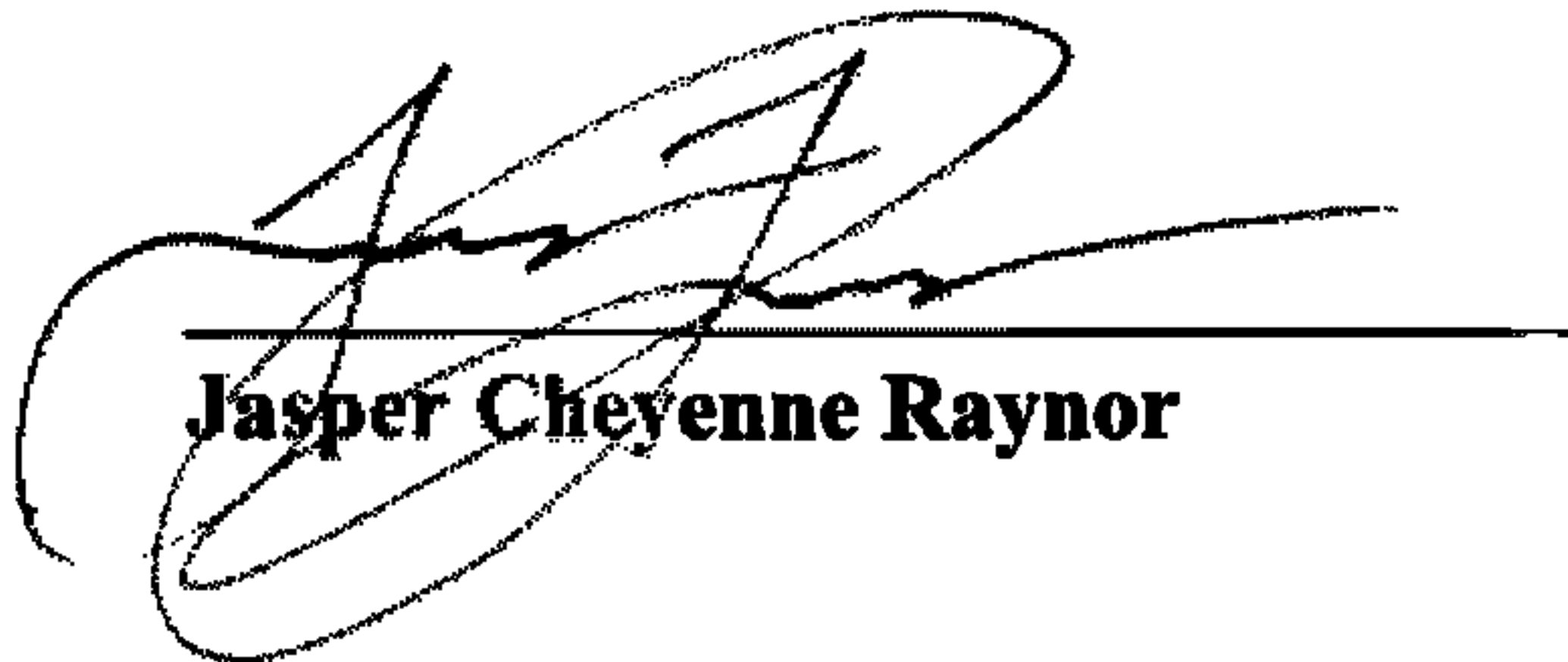
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$200,800.00 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 22nd day of April, 2025.

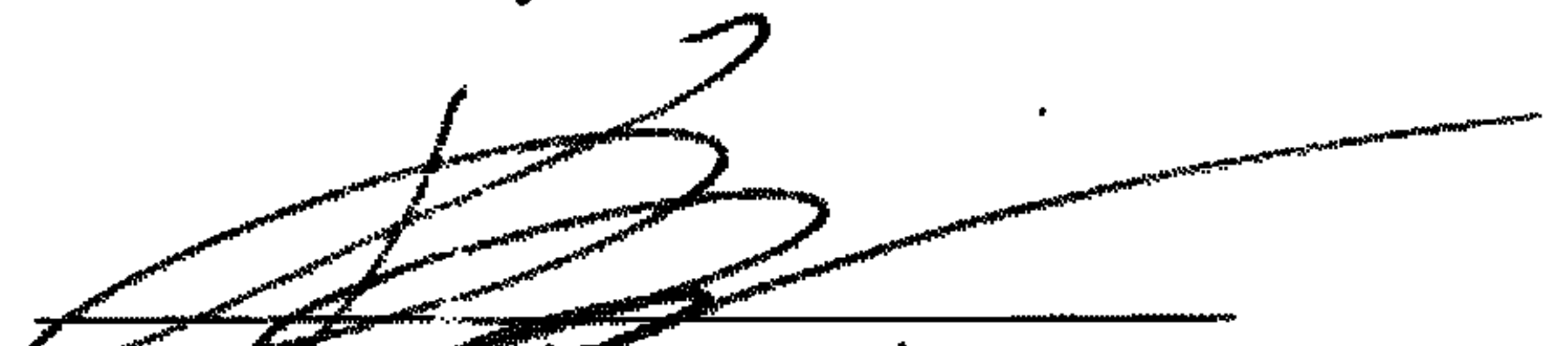
  
**Lori Bond Raynor fka Lori Bond**

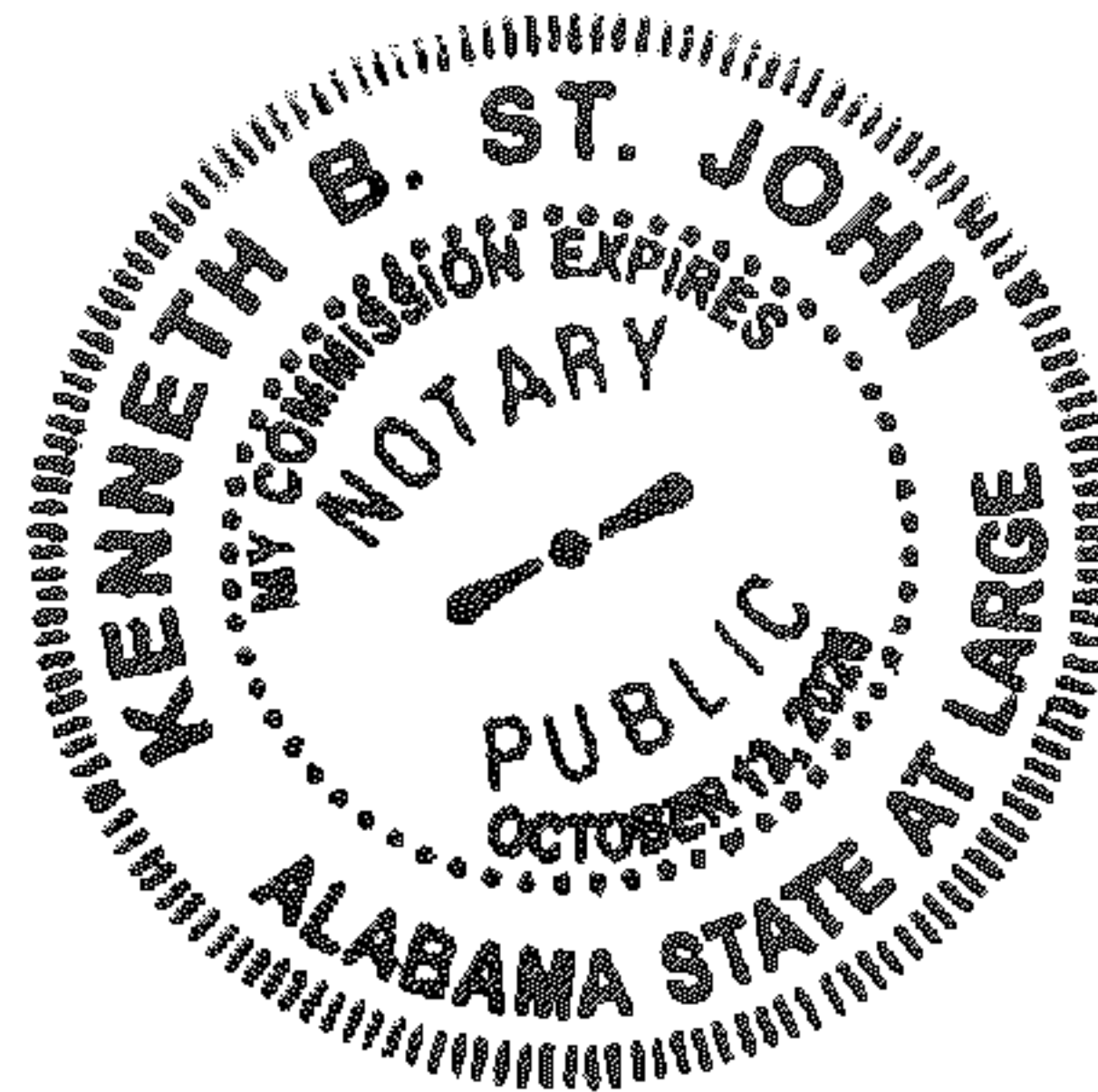
  
**Jasper Cheyenne Raynor**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Lori Bond Raynor fka Lori Bond and Jasper Cheyenne Raynor whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, 2025.

  
Notary Public : **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  
04/22/2025 11:41:19 AM  
\$76.50 PAYGE  
20250422000119020

*Allen S. Bayl*