

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Eric Jones
Jessica Jones
SO Co Rd 1018
Thorsby, AL 35171

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$165,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Eric Jones, a single man, Jessica Jones, a single woman and Gina C. Jones, a single woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Eric Jones and Jessica Jones*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

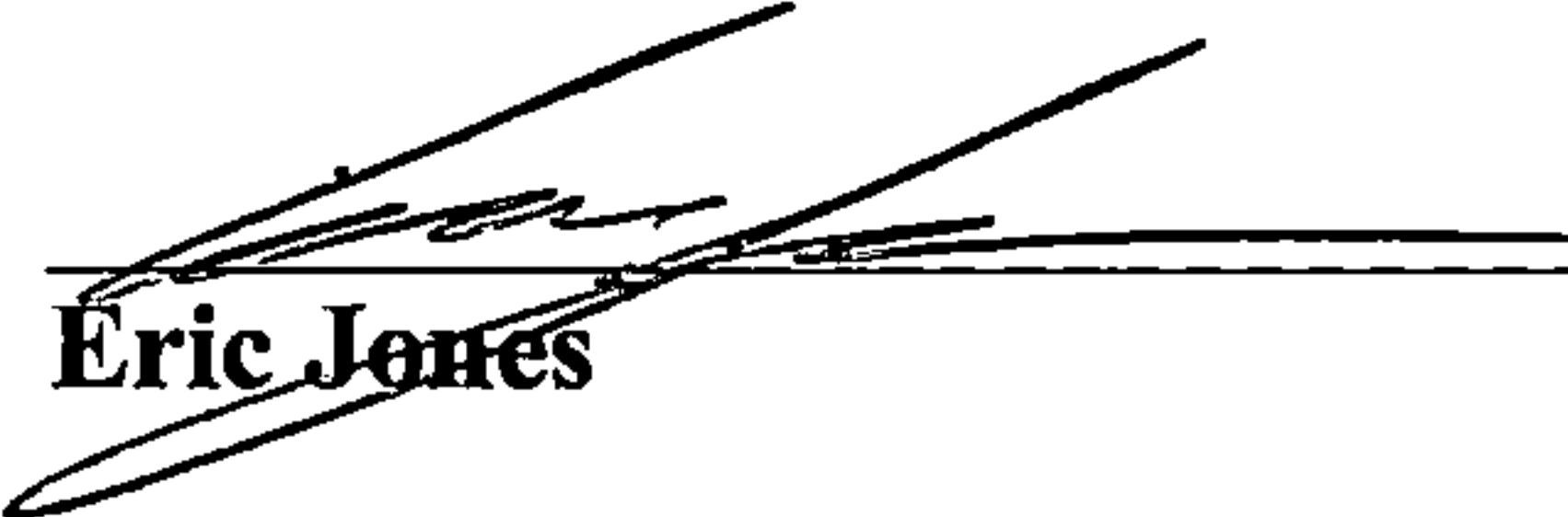
- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

Grantors herein are the surviving heirs at law of David L. Jones, having died on September 14, 2025.

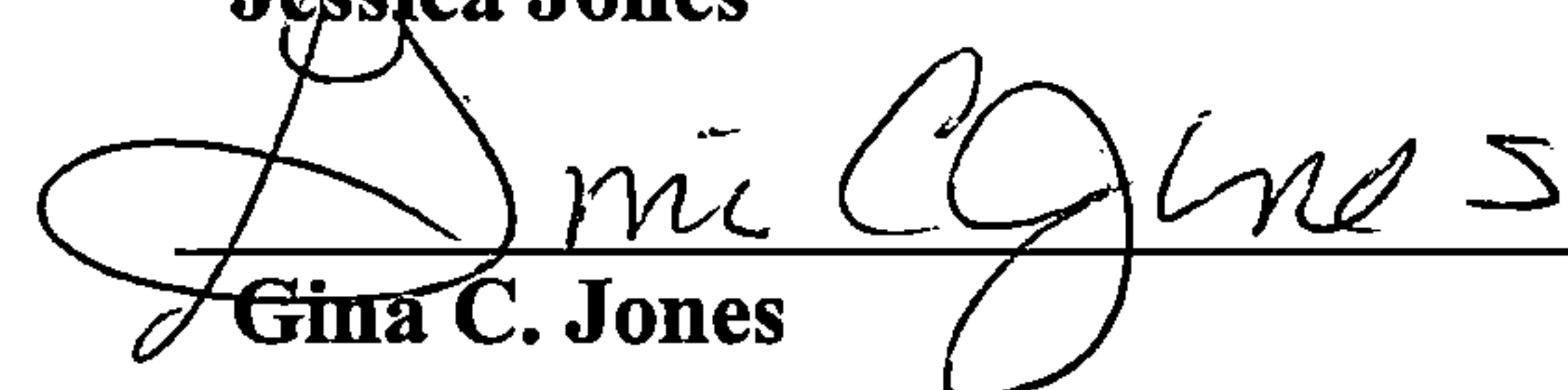
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of October, 2025.


Eric Jones

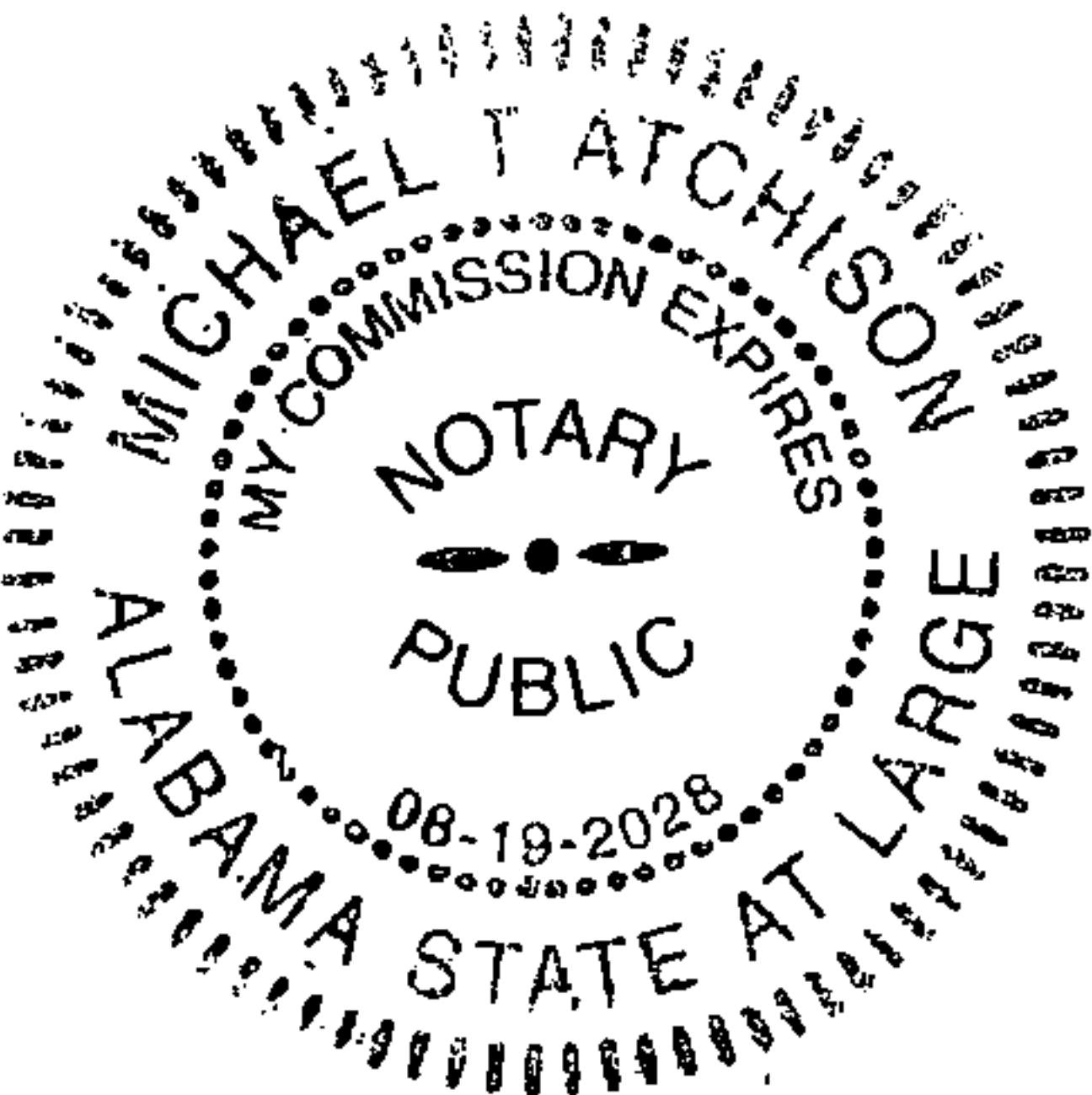

Jessica Jones


Gina C. Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Eric Jones, Jessica Jones and Gina C. Jones***, whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 2025.



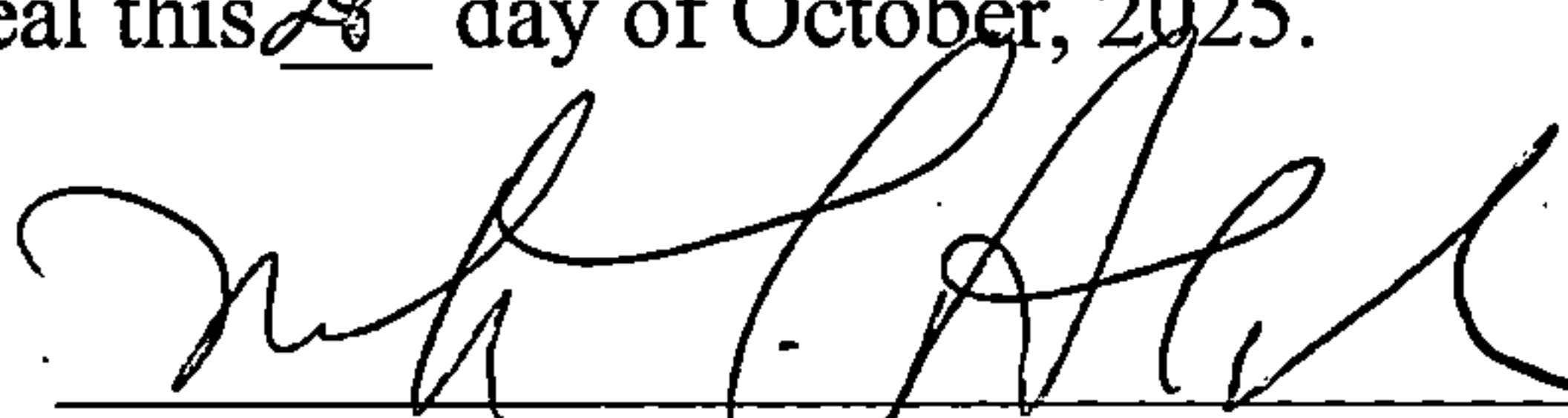

Notary Public
My Commission Expires: 8-19-28



EXHIBIT A—LEGAL DESCRIPTION

PROPERTY DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE NORTH 1/2 OF THE NW 1/4 OF SEC. 3, TWP 24 N., R 12 E, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF SOUTHERN RAILWAY WITH THE CULVERT, AS CONSTRUCTED, JUST WEST OF THE CONCRETE BRIDGE THAT CARRIES HIGHWAY 25 OVER SAID RAILROAD; THENCE NORTHEASTERLY ALONG SAID CENTERLINE FOR 336 FEET; THENCE LEFT 97 DEG. 05 MIN. IN A NORTHWESTERLY DIRECTION 108.40 FEET TO INTERSECTION WITH THE NORTHWEST ROW OF SPRING CREEK ROAD, SAID INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTHWESTERLY ALONG SAME LINE 359.00 FEET TO AN OLD 4" CONCRETE CORNER MARKER AT THE BASE OF 24' CEDAR TREE; THENCE LEFT 121 DEG. 27 MIN. IN A SOUTHWESTERLY DIRECTION 265.88 FEET TO AN OLD 4" CONCRETE MARKER NEAR A 28" LOCUST TREE; THENCE RIGHT 49 DEG. 00 MIN. IN A WESTERLY DIRECTION 86 FEET, MORE OR LESS, TO THE EASTERLY EDGE OF SHOAL CREEK; THENCE SOUTHERLY ALONG SAID EASTERLY EDGE 110 FEET, MORE OR LESS, TO INTERSECTION WITH THE NORTHEAST ROW OF SAID HIGHWAY 25; THENCE SOUTHEASTERLY ALONG THE NORTHEAST ROW 190 FEET, MORE OR LESS, TO INTERSECTION WITH SAID NORTH ROW OF SPRING CREEK ROAD; THENCE NORTHEASTERLY ALONG SAID NORTH ROW OF SPRING CREEK ROAD 269.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LOCATED IN SHELBY COUNTY, ALABAMA.

PARCEL TWO

BEGIN AT THE INTERSECTION OF THE SOUTHWEST ROW OF HIGHWAY 25 WITH THE SOUTH EDGE OF SHOAL CREEK; THENCE SOUTHEASTERLY ALONG SAID SOUTHWEST ROW 170 FEET, MORE OR LESS, TO THE NORTH ROW OF A ROAD THENCE WESTERLY DIRECTION ALONG SAID NORTH ROW 100.00 FEET; THENCE IN A NORTHERLY DIRECTION ALONG AN OLD FENCE LINE 75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LOCATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

20251028000329290 3/3 \$194.00
Shelby Cnty Judge of Probate, AL
10/28/2025 10:55:05 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Gina Jones
Mailing Address 201 Co Rd 149
Calera, AL 35040

Grantee's Name Eric Jones
Mailing Address Jessica Jones
50 Co Rd 1018
Thorsby, AL 35171

Property Address 269 Spring Creek Rd Date of Sale 10-28-25
Montevallo AL 35115 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 165,000 w/

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 28 Oct 2025

Print Gina Jones

Unattested

Sign

(verified by)

Gina Jones
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1