

This instrument was prepared without the benefit of a title examination or survey by:
Joel F. Dorroh
DORROH & MILLS, P.C.
1800 McFarland Boulevard, North, Suite 180
Tuscaloosa, AL 35406


20251120000356490 1/4 \$1381.50
Shelby Cnty Judge of Probate, AL
11/20/2025 11:05:34 AM FILED/CERT

STATE OF ALABAMA §
 § **WARRANTY DEED**
COUNTY OF SHELBY §

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **PHILLIP CHRISTOPHER JONES, also known as Phillip C. Jones, and KIMBERLY MICHELLE JONES, also known as Kimberly M. Jones, also known as Kimberly Jones; husband and wife,** herein collectively referred to as Grantors, do grant, bargain, sell and convey unto **PHILLIP CHRISTOPHER JONES and KIMBERLY MICHELLE JONES, as co-trustees of the PHILLIP CHRISTOPHER JONES AND KIMBERLY MICHELLE JONES REVOCABLE LIVING TRUST,** herein collectively referred to as Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1

Commence at the Northwest Corner of the SW ¼ of SE ¼ of Section 26, Township 21 South, Range 3 West and run in an Easterly direction along said ¼ - ¼ Section 540.50 feet to a point; thence turn 80° 56' 30" right and run South for 150.60 feet to a point; thence turn 80° 56' 30" left and run Easterly 280.00 feet to a point on the West Line of Alabama Highway No. 119; thence run 86° 18' 33" right (angle measured to chord) and run Southerly along said line in the arc of a curve to the right having a radius of 2100.00 feet and a central angle of 7° 52' 40" for 288.74 feet to a point; thence turn 92° 15' 16" right (angle measured to chord) and run Westerly 821.02 feet to a point; thence turn 86° 11' 08" right and run Northerly 459.14 feet to the point of beginning.

Situated in Shelby County, Alabama.

Less and Except:

A parcel of land located in the SW ¼ of the SE ¼ of Section 26, Township 21 South, Range 3 West of the Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Beginning at a 1" open top pipe found, said pipe being the SW corner of the NW ¼ of SE ¼ of Section 26, Township 21 South, Range 3 West of the Huntsville Meridian; thence run S 87° 02' 38" E for a distance of 82.52 feet to a point; thence run S 85° 35' 01" W for a distance of 82.21 feet to a point; thence run N 02° 24' 28" W for a distance of 10.59 feet to the Point of Beginning; Said described Parcel lying and being in the SW ¼ of the SE ¼ of Section 26, Township 21 South, Range 3 West of the Huntsville Meridian, Shelby County, Alabama.

Parcel 2

Commence at the Northwest corner of the SW¼ of SE¼, Section 26, Township 21 South, Range 3 West; thence run East along the north line of said ¼ - ¼ Section 820.50 feet to a point on the West right-of-way line of State Highway No. 119; thence run in a Southerly direction along the West right-of-way line of said highway a distance of 439.34 feet to the point of beginning of the property herein described; thence turn an angle of 92 deg. 15 min.16 sec. to the right and run 821.02 feet along the South line of the property previously conveyed to William E. Ward and Judith

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State of Alabama
Deed Tax:\$1347.50

Ward; thence turn an angle of 93 deg. 48 min. 52 sec. to the left and run a distance of 10 feet to a point; thence run in an Easterly direction, parallel to the South line of the property conveyed to William E. Ward and Judith Ward a distance of 821.02 feet to a point on the West right-of-way line of State Highway No. 119; thence run in a Northerly direction along said West right-of-way line a distance of 10 feet to the point of beginning.

Parcel 3

All that part of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and all that part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 1, Township 22 South, Range 1 East, lying South of Paradise Point Access Road.
Situating in Shelby County.

Parcel 4

A tract of land situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 3 West for a point of beginning; thence run North along the West property line 628.0 feet to a point; thence 91° 37' 20" right for 1286.09 feet to a point on the West right of way of Montevallo Road; thence 78° 26' 00" right for 196.28 feet along said right of way to a point; thence 9° 56' 40" right for 120.63 feet along said right of way to a point; thence 91° 37' 20" left for 315.00 feet to a point; thence 91° 37' 20" right for 900.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Parcel 5

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 21-S, Range 3-W, identified as Tract No. 13 on Project No. STPBH-0119(510) in Shelby County, Alabama and being more fully described as follows:

Commence at the NW corner of the SW quarter of the NW quarter, Section 23, Township 21-S, Range 3-W;

thence East and along the North quarter section line a distance of 1306 feet, more or less, to a point on the acquired R/W line (said line offset 85' LT and parallel with centerline of project)(said point also on the grantor's South property line), which is the point of BEGINNING:

thence following the curvature thereof an arc distance of 134.82 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 85' LT and perpendicular to centerline of project at PT station 96+58.85) (said arc having a chord bearing of N 8°29'33" E, a clockwise direction, a chord distance of 134.80 feet and a radius of 2085.00 feet);

thence N 25°18'26" E and along the acquired R/W line a distance of 4.13 feet to a point on the grantor's North property line;

thence S 89°20'6" E and along the grantor's said property line a distance of 23.28 feet to a point on the present West R/W line of SR-119;

thence S 10°34'50" W and along said present R/W line a distance of 16.98 feet to a point on said present R/W line;

thence following the curvature thereof an arc distance of 122.09 feet and along said present R/W line to a point on the grantor's South property line (said arc having a chord bearing of S 8°47'13" W, a counterclockwise direction, a chord distance of 122.07 feet and a radius of 1949.86); thence N 88°40'28" W and along the grantor's said property line a distance of 23.19 feet to the point and place of BEGINNING, containing 0.074 acre(s), more or less.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees as joint tenants with right of survivorship, Grantees' heirs or assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 17th day of November, 2025.

Grantors' Addresses: Phillip Christopher Jones
6333 Hwy.119
Alabaster, Alabama 35007

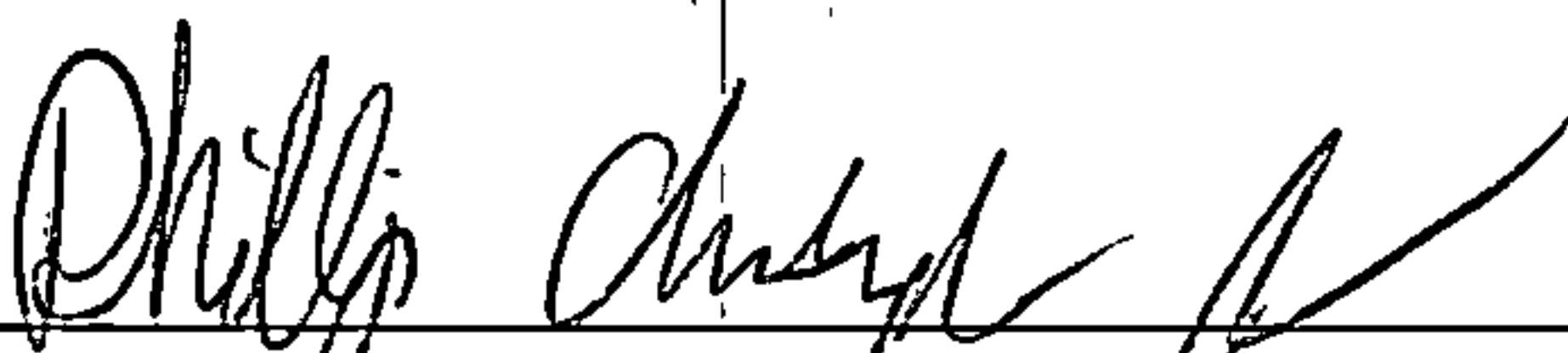
Kimberly Michelle Jones
6333 Hwy.119
Alabaster, Alabama 35007

Grantees' Addresses: Phillip Christopher Jones, as co-trustee of the Phillip Christopher Jones and Kimberly Michelle Jones Revocable Living Trust
6333 Hwy.119
Alabaster, Alabama 35007

Kimberly Michelle Jones, as co-trustee of the Phillip Christopher Jones and Kimberly Michelle Jones Revocable Living Trust
6333 Hwy.119
Alabaster, Alabama 35007

Property Address: 6333 Hwy. 119 (Parcel 1)
Hwy. 119 (Parcel 2)
604 Paradise Point Drive (Parcel 3)
7003 Hwy. 119 (Parcel 4)
N/A (Parcel 5)

Value Per Shelby County Tax Assessor Records: \$1,069,410.00 (Parcel 1) + \$8,620.00 (Parcel 2) + \$4,730.00 + \$125,800.00 + \$138,630.00 (Parcel 5) = \$1,347,190.00 total value.


PHILLIP CHRISTOPHER JONES


KIMBERLY MICHELLE JONES

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHILLIP CHRISTOPHER JONES, whose name is 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 17th day of November, 2025.

Claire E. Bailey
NOTARY PUBLIC
My Commission Expires: August 26, 2028

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY MICHELLE JONES, whose name is 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 17th day of November, 2025.

Claire E. Bailey
NOTARY PUBLIC
My Commission Expires: August 26, 2028