

20251121000358020 1/2 \$136.00 Shelby Cnty Judge of Probate, AL 11/21/2025 12:55:32 PM FILED/CERT

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

STATE OF ALABAMA

§

STATUTORY 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 Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, PHILLIP C. JONES, and KIMBERLY M. JONES, husband and wife, herein collectively referred to as Grantors, do grant, bargain, sell and convey unto MADDOX JONES, L.L.C., an Alabama limited liability company, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel B, Block 4, according to the Survey of Willow Glen Subdivision, First Sector, recorded in Map Book 33, Page 145 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year 2015, which are lien but no yet due and payable until October 1, 2015.
- 2. Right of way granted to Plantation Pipeline as recorded in Book 210, Page 678 and Book 112, Page 371.
- 3. Restrictions, limitations, conditions and other provisions as set out in Book 25, Page 830. Note: Covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin or are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- 4. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Book 316, Page 804.
- Notice to the insured is hereby given that the recorded subdivision map as recorded in Map Book 33, Page 45 contains on the face of same a statement pertaining to natural lime sink holes. No liability is assumed hereunder for the same.
- 6. Easements and building line as shown on recorded map.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, Grantee's successors or assigns forever.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

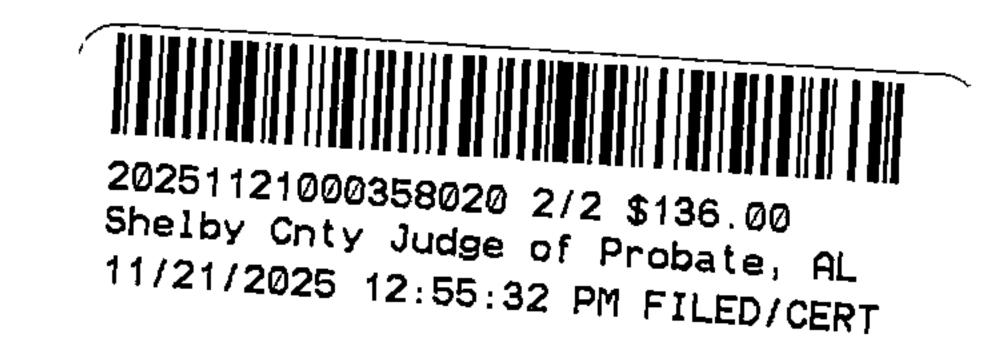
IN WITNESS WHEREOF, they have hereunto set their hand and seal this the day of ______, 2025.

Grantors' Addresses: Phillip C. Jones

6333 Hwy.119

Alabaster, Alabama 35007

Shelby County, AL 11/21/2025 State of Alabama Deed Tax:\$111.00



Kimberly M. Jones 6333 Hwy.119 Alabaster, Alabama 35007

Grantees' Addresses: Maddox Jones, L.L.C.

6333 Hwy.119

Alabaster, Alabama 35007

Property Address:

437 Meadowlark Place

Value per Shelby County Tax Assessor: \$110,820.00

PHILLIP C. JONES

KIMBERLY M. JONES

STATE OF ALABAMA COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHILLIP C. 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.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires:

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY M. 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 Works 2025.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires: August 26, 2028