

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

STATE OF ALABAMA
COUNTY OF SHELBY

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STATUTORY WARRANTY DEED

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 CHRISTOPHER JONES, and KIMBERLY MICHELLE 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

Part of the N ½ of the NW ¼, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: Beginning at the intersection of the south line of said North ½ of NW ¼ and the West line of the right of way of the Montevallo-Siluria Road and run westerly along said line for a distance of 555.43 feet, more or less, to the center of the 30 foot wide Plantation Pipeline Easement; thence turn an angle to the right of 71 degrees 46 minutes and run northwesterly along said easement centerline for a distance of 86.09 feet; thence turn an angle to the right of 6 degrees 52 minutes and run northwesterly along said easement centerline for a distance of 162.60 feet; thence turn an angle to the right of 101 degrees 22 minutes and run easterly for a distance of 651.40 feet, more or less, to a point on the West right of way line of the Montevallo-Siluria Road; thence turn an angle to the right of 98 degrees 43 minutes and run southwesterly along said road for a distance of 244 feet to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described parcel:

Part of the N ½ of the NW ¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, said part being more particularly described as follows: From the SE corner of the NW ¼ of NW ¼ of said Section 23, run West along the South line of said ¼ - ¼ section for a distance of 8.6 feet to a point on the West right of way line of Alabama Highway No. 119; thence turn an angle to the right of 98 degrees 43 minutes and run in a northeasterly direction along said West right of way line for a distance of 137.175 feet to the point of beginning of the property herein described; thence turn an angle to the left of 98 degrees 43 minutes and run West for a distance of 265.61 feet; thence turn an angle to the right of 100 degrees 56 minutes and run northeasterly for a distance of 107.54 feet; thence turn an angle to the right of 79 degrees 045 minutes and run East for a distance of 261.40 feet to a point on the West right of way line of said highway; thence turn an angle to the right of 98 degrees 43 minutes and run southwesterly along said right of way line for a distance of 106.825 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2

Lot 307, Final Plat of Mallard Landing Phase 3, Sector 2, according to the map or

plat thereof, recorded in Plat Book 57, Page 73A, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights previously excepted for this Parcel 2.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantees, Grantees' 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 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: 8003 Hwy. 119 (Parcel 1)
2025 Lonesome Hen Lane (Parcel 2)

Value per Shelby County Tax Assessor: \$189,130.00 (Parcel 1) + \$310,900.00 (Parcel 2) = \$500,030.00 total value


PHILLIP CHRISTOPHER JONES


KIMBERLY MICHELLE 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 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



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Shelby Cnty Judge of Probate, AL
11/21/2025 01:03:17 PM FILED/CERT

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