


This instrument was provided by:

Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:

Landon Jones  
10080 Hwy 42  
Shelby AL 35143

STATE OF ALABAMA,  
SHELBY COUNTY

  
2013112000443320 1/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
11/12/2013 09:05:22 AM FILED/CERT

**QUITCLAIM DEED**  
**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **ZERO (\$0.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Harvey Kelley**, a single man, hereby remises, releases, quit claims, grants, sells, and conveys to **Landon Jones and Linda Marie Jones** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 South, Range 1 West, described as follows: To find the point of beginning start at the Southeast corner of the Southeast ¼ of the Southwest ¼ of said Section 13; thence Northwardly along the East line of said Southeast ¼ of the Southwest ¼ a distance of 502 feet, more or less, to a point 85 feet Northwardly from the center line of the L & N Railroad, measured at right angles to said center line of said railroad; thence Westwardly parallel to and 85 feet North of the center line of said L & N Railroad a distance of 776.2 feet, more or less, to a point on the North line of a public road; thence Eastwardly along the North line of said public road a distance of 75.4 feet to a point which is the point of beginning; thence Northwardly at a deflection angle of 72 degrees 56 minutes to the left a distance of 388 feet to a point; thence Eastwardly with a deflection angle of 93 degrees 28 minutes to the right a distance of 258.7 feet to a point; thence Southwardly with a deflection angle of 100 degrees 28 minutes to the right a distance of 394 feet, more or less, to a point on the North line of a public road; thence Westwardly with a deflection angle of 80 degrees 01 minutes to the right along the North line of said public road a distance of 162.7 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama. Said parcel of land contains 1.86 acres, more or less.

JONES TRAILER PARK being presently located on said real property.

The above described property constitutes no part of the homestead of the Grantor.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Given under my hand and seal, this 8th day of Nov, 2013.


Harvey Kelley  
Harvey Kelley

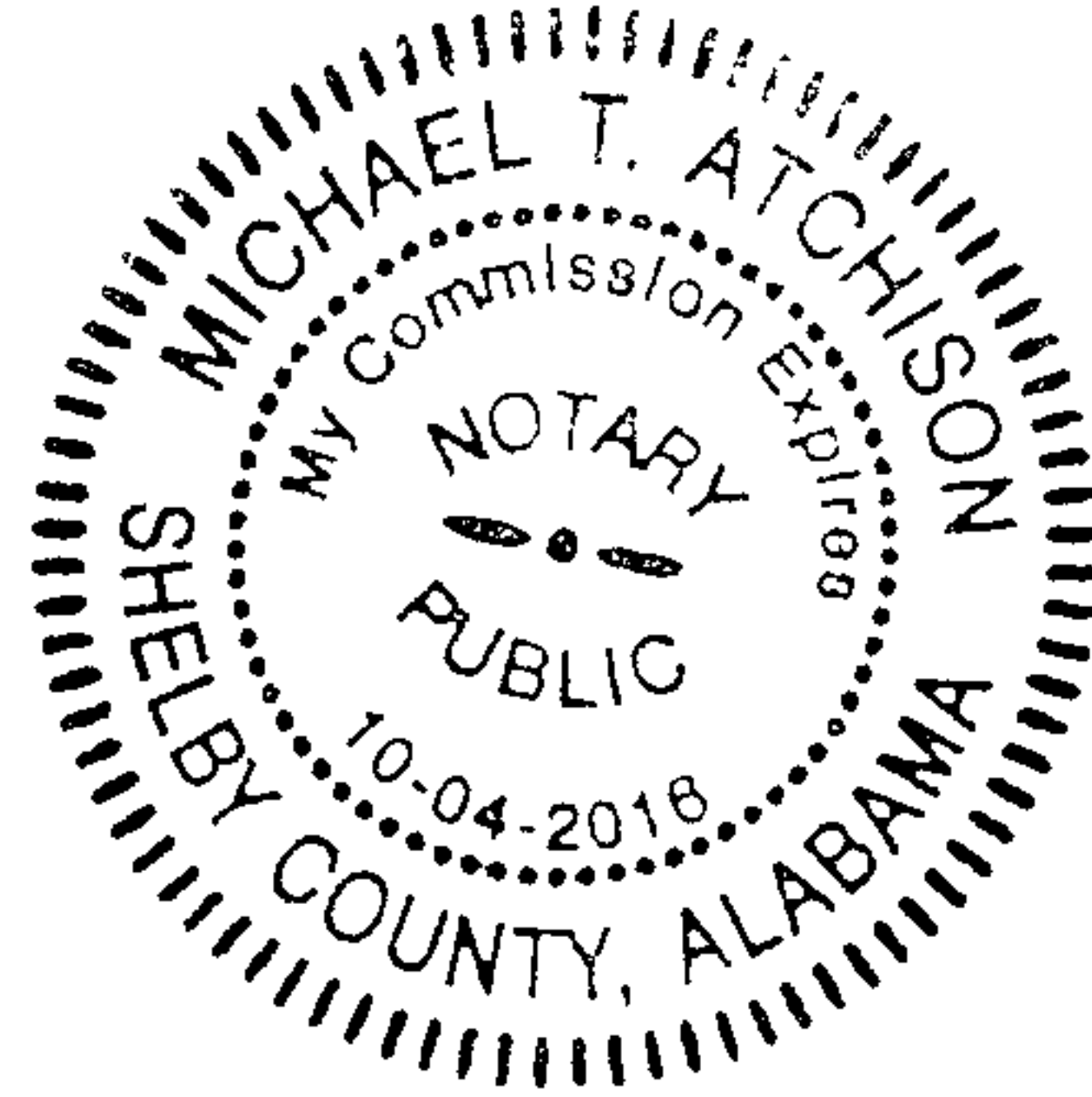
Shelby County, AL 11/12/2013  
State of Alabama  
Deed Tax: \$25.00

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Harvey Kelley**, whose name(s) is/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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of Nov, 2013.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



20131112000443320 2/3 \$45.00  
Shelby Cnty Judge of Probate, AL  
11/12/2013 09:05:22 AM FILED/CERT



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Harold Burns
Mailing Address 2131 Hillcrest Dr
Mobile Ala 36605

Grantee's Name Landon Jones
Mailing Address 10080 Hwy 42
Shelby AL 35143

Property Address 10025 Hwy 42
Shelby Ala 35143

Date of Sale 11-8-13
Total Purchase Price \$ 25,000.00
Or
Actual Value \$
Or
Assessors Market Value \$

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
Sales Contract
Closing Statement

Appraisal
Other Agent

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 11-8-13

Unattested (verified by)

Print Mike T. Allen
Sign (Grantor/Grantee/Owner/Agent) circle one

