

This Instrument was Prepared by:

Send Tax Notice To: Steve M. Jones

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-15-22142

1455 Beat Line Rd
Warrior AL 35180

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Milton Scott Jackson, a married man and Pamela Gail Hamaker, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steve M. Jones** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the grantor herein.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of May, 2015.


Milton Scott Jackson

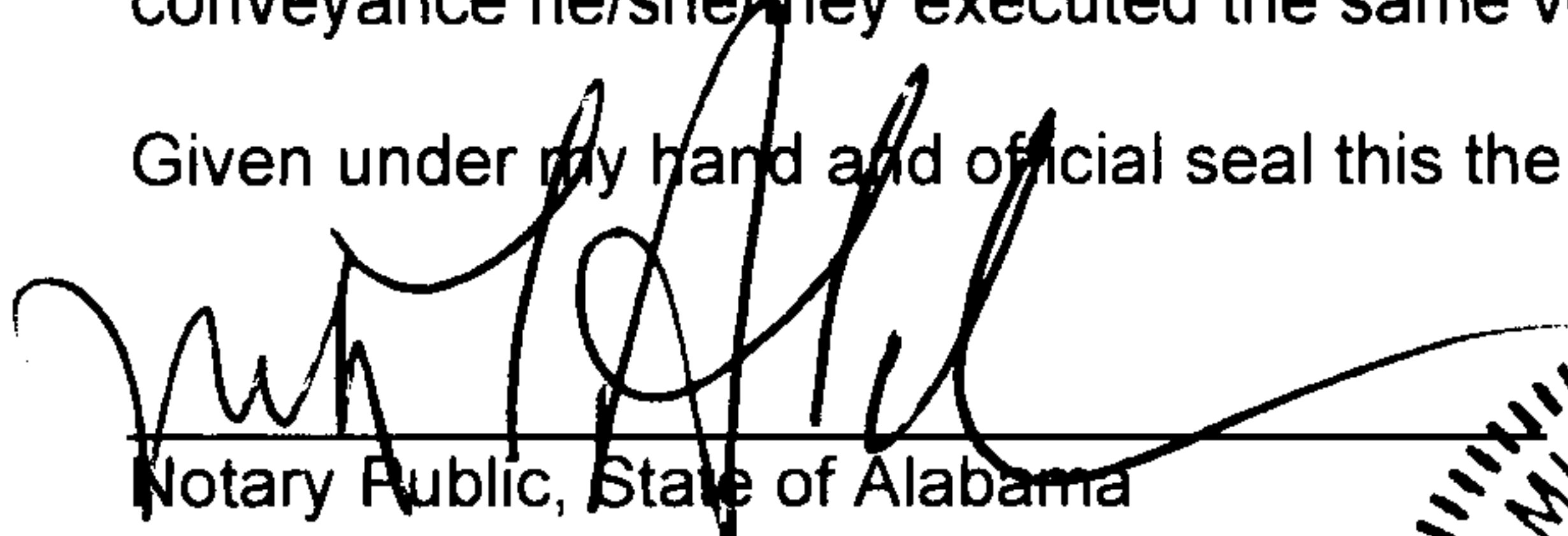

Pamela Gail Hamaker

State of Alabama

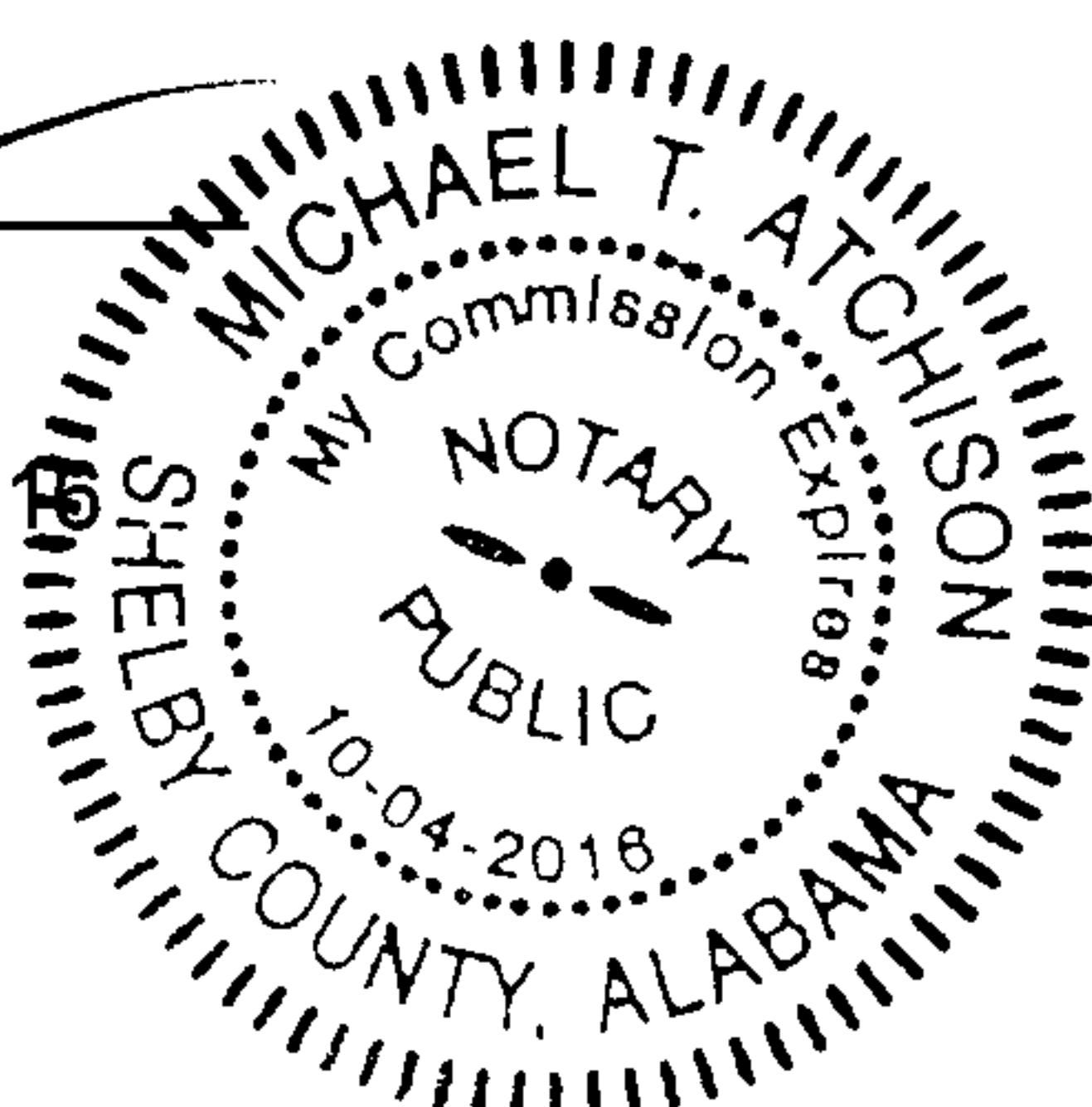
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Milton Scott Jackson and Pamela Gail Hamaker, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 the 11th day of May, 2015.


Notary Public, State of Alabama

My Commission Expires: October 4, 2018




20150608000188410 1/3 \$185.00
Shelby Cnty Judge of Probate, AL
06/08/2015 10:25:00 AM FILED/CERT

Shelby County, AL 06/08/2015
State of Alabama
Deed Tax: \$165.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of Lot 21, Benson's Camp, as recorded in map Book 4, Page 28, in the Probate Office of Shelby County, Alabama; thence 13 degrees 41 minutes left from East line of said lot run 32.21 feet to the NW corner of Lot 11 and the Point of Beginning; thence 66 degrees 09 minutes 17 seconds left run easterly 39.67 feet to the NE corner of said Lot 11; thence 108 degrees 32 minutes 45 seconds right run southwesterly 125.58 feet, more or less, to the 397 contour of Lay Lake; thence run northwesterly along said contour the following described courses: 100 degrees 35 minutes 32 seconds right run 32.55 feet; thence 24 degrees 19 minutes 31 seconds right run 24.52 feet; thence 64 degrees 08 minutes 36 seconds right run 27.01 feet; thence 56 degrees 40 minutes 13 seconds left run 99.93 feet; thence leaving said contour 111 degrees 34 minutes 13 seconds right run 24.10 feet; thence 35 degrees 59 minutes 03 seconds right run southeasterly 83.32 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, an undivided one-seventh interest in and to the following described property: Commencing at the Northwest corner of NE 1/4 of SE 1/4, Section 34, Township 24 North, Range 15 East; thence run North 88 degrees 12 minutes East along the North boundary line of said 1/4-1/4 section a distance of 605.00 feet to the Northwest corner of Lot No. 1 as per Map of Benson's Camp, recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 0.00 degrees 06 minutes East a distance of 264.00 feet to the point of beginning of the lot herein described and conveyed; thence continue South 0.00 degrees 06 minutes East and run a distance of 6.00 feet to the Southwest corner of Lot No. 5 as per said Map; thence run North 88 degrees 12 minutes East along the South side of said Lot No. 5 a distance of 8.00 feet; thence run North North 0.00 degrees 06 minutes West a distance of 6.00 feet; thence run South 88 degrees 12 minutes West a distance of 8.00 feet to the point of beginning. This being a plot of ground 6.00 feet wide and 8.00 feet long situated in SW corner of said Lot No. 5, being the lot on which the well is drilled. All being situated in Shelby County, Alabama.


20150608000188410 2/3 \$185.00
Shelby Cnty Judge of Probate, AL
06/08/2015 10:25:00 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 Milton Scott Jackson
Pamela Gail Hamaker
Mailing Address 925 Ferro Ave
Bess AL 35020
Property Address 63 Mayfly Lane
Shelby, AL 35147

Grantee's Name Steve M. Jones
Mailing Address 1455 Bent Line Rd
Warrior AL 35180
Date of Sale May 11, 2015
Total Purchase Price \$165,000.00
or
Actual Value _____
or
Assessor's 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

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 of 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 May 08, 2015

Print M. L. T. Alchison

Unattested

AC
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20150608000188410 3/3 \$185.00
Shelby Cnty Judge of Probate, AL
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Form RT-1