

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Blake Helms and Alexandra Carruba
688 Barkley Cir
Alabaster, AL 35007

20160126000025590

01/26/2016 10:00:17 AM

DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Sixty-Three Thousand And No/100 Dollars (\$163,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Paula P. Jackson, as Successor Trustee of The Jackson Living Trust, dated May 6, 2013, any any amendments thereto (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Blake Helms and Alexandra Carruba (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 34, according to the Map and Survey of Silver Creek, Sector II, Phase I, recorded in Map Book 29, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Forty-Six Thousand Seven Hundred And No/100 Dollars (\$146,700.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Paula P. Jackson is the surviving Trustee of the Jackson Living Trust, dated May 6, 2013. The other trustee, Jon H. Jackson is deceased, having died on or about November 13, 2015.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 25, 2016.

The Jackson Living Trust, dated May 6, 2013

BY: Paula P. Jackson
Paula P. Jackson, Successor Trustee

STATE OF ALABAMA

COUNTY OF Marshall

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paula P. Jackson, whose name is signed to the foregoing conveyance as Successor Trustee of The Jackson Living Trust, dated May 6, 2013, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Trust.

Given under my hand and official seal on the 24 day of January, 2016.

Dorina McElath
Notary Public
My commission expires: 5-17-2016

20160126000025590 01/26/2016 10:00:17 AM DEEDS 2/2

Grantor's Name Paula P. Jackson, as Successor Trustee of The Jackson Living Trust, dated May 6, 2013
Grantee's Name Blake Helms and Alexandra Carruba

Mailing Address 688 Barkley Cir
Alabaster, AL 35007

Mailing Address 3880 James Hill Circle
Hoover, AL 35226

Property Address 688 Barkley Cir
Alabaster, AL 35007

Date of Sale January 25, 2016
Total Purchase Price \$163,000.00

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 - Paula P. Jackson, as Successor Trustee of The Jackson Living Trust, dated May 6, 2013, 688 Barkley Cir, Alabaster, AL 35007.

Grantee's name and mailing address - Blake Helms and Alexandra Carruba, 3880 James Hill Circle, Hoover, AL 35226.

Property address - 688 Barkley Cir, Alabaster, AL 35007

Date of Sale - January 25, 2016.

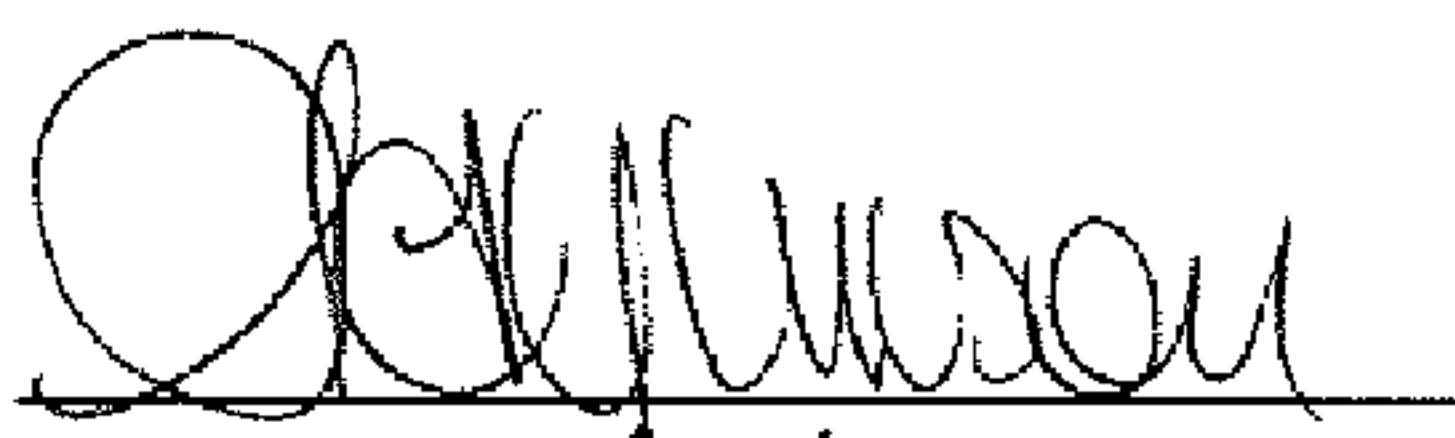
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 or 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: January 25, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/26/2016 10:00:17 AM
\$33.50 CHERRY
20160126000025590

