

This Instrument was Prepared by:

Send Tax Notice To: Mavis Cohill

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-17-24122

P.O. Box 445
Wilsonville AL 35786

WARRANTY DEED



20171017000377250 1/3 \$61.00
Shelby Cnty Judge of Probate, AL
10/17/2017 10:36:35 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Dollars and No Cents (\$40,000.00)**, 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, **Earnestine Jones**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mavis Cohill**, (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 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 Grantee, his, her or their heirs and assigns forever.

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 22nd day of September, 2017.

Earnestine Jones
Earnestine Jones
By: [Signature]
By James Jones
Attorney In Fact

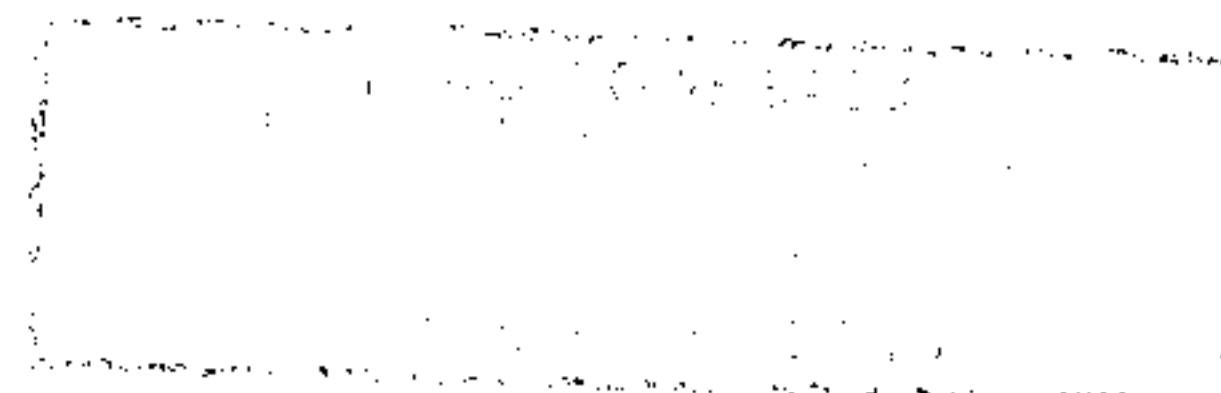
State of MARYLAND

County of Prince Georges

I, Yong Wank Back, a Notary Public in and for the said County in said State, hereby certify that James Jones as Attorney In Fact for Earnestine Jones, 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 22nd day of September, 2017.

[Signature]
Notary Public, State of Maryland
Yong Wank Back
My Commission Expires: 10/30/2019



Shelby County, AL 10/17/2017
State of Alabama
Deed Tax: \$40.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commencing at the Northeast corner of the four acre lot belonging to Mrs. Blanche Weldon and running South 100 feet; thence West 200 feet; thence North 100 feet; thence East 200 feet to place of beginning. Located in the NE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

PARCEL 2:

Commence at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East and run East along the South boundary of said 1/4 - 1/4 Section 630 feet; thence North and parallel with the West line of said 1/4 - 1/4 Section 425 feet to the point of beginning of the lot herein conveyed; thence continue North and parallel with the West line of said 1/4 - 1/4 Section 105 feet to the Southeast corner of a lot owned by James H. Bush and Blanche Bush; thence run West along the South line of the Bush lot 200 feet; thence run South and parallel with the West line of said 1/4 - 1/4 Section 105 feet; thence run East and parallel with the South line of said 1/4 - 1/4 Section 200 feet to the point of beginning.

PARCEL 3:

Commence at the Northeast corner of Section 1, Township 21 South, Range 1 East; thence run South along the East line of said Section for 1324.93 feet; thence turn an angle of 90 degrees 04 minutes 37 seconds to the right and run 500.94 feet; thence turn an angle of 90 degrees to the right and run 210.00 feet; thence turn an angle of 90 degrees to the left and run 210.00 feet; thence turn an angle of 0 degrees 16 minutes 30 seconds to the left and run 198.23 feet; thence turn an angle of 0 degrees 52 minutes 28 seconds to the right and run 207.85 feet; thence turn an angle of 89 degrees 23 minutes 02 seconds to the right and run 210.00 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 210.00 feet; thence turn an angle of 90 degrees 09 minutes 15 seconds to the right and run 210.00 feet; thence turn an angle of 89 degrees 50 minutes 45 seconds to the right and run 210.72 feet; thence turn an angle of 90 degrees 21 minutes 10 seconds to the right and run 210.00 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the NE 1/4, Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name	<u>Earnestine Jones</u>	Grantee's Name	<u>Mavis Cohill</u>
Mailing Address	<u>P.O. Box 36</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>P.O. Box 445</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>101 Bush Drive</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>September 22, 2017</u>
		Total Purchase Price	<u>\$40,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 September 20, 2017

Unattested

(verified by)

Print Earnestine Jones

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1