

Ramona J. Morrison  
Morrison & Spann, LLC  
P.O. Box 278  
Columbiana, AL 35051

1309 Caliston Way  
Pelham, AL 35124

**QCDEED 1/2**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, D. KARL JONES, an unmarried man, hereby remises, releases, quit claims, grants, sells, and conveys to CONNIE JONES, an unmarried woman, (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 parcel of land located in the NE ¼ of the NE ¼ of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the N W corner of the NE ¼ of the NE ¼ of Section 23, Township 21 South, Range 3 West of Shelby County, Alabama and run thence South 01 degrees 26 minutes 20 seconds East along the West line of said ¼ - ¼ a distance of 44.38 feet to the point of beginning, on the right of way of County Road No. 12; thence along last described course a distance of 210.00 feet to a point; thence run North 01 degree 26 minutes 18 seconds West a distance of 192.88 feet to a point on the South right of way line of County Road No. 12; thence North 74 degrees 05 minutes 55 seconds West along said right of way a distance of 209.39 feet to the point of beginning situated in Shelby County, Alabama.

**Subject to all items of record.**

**NOTE: This property does not constitute homestead property for the Grantor.**

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

**TO HAVE AND TO HOLD** the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, her heirs, and assigns forever.


IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 29<sup>th</sup> day of Dec., 2017.

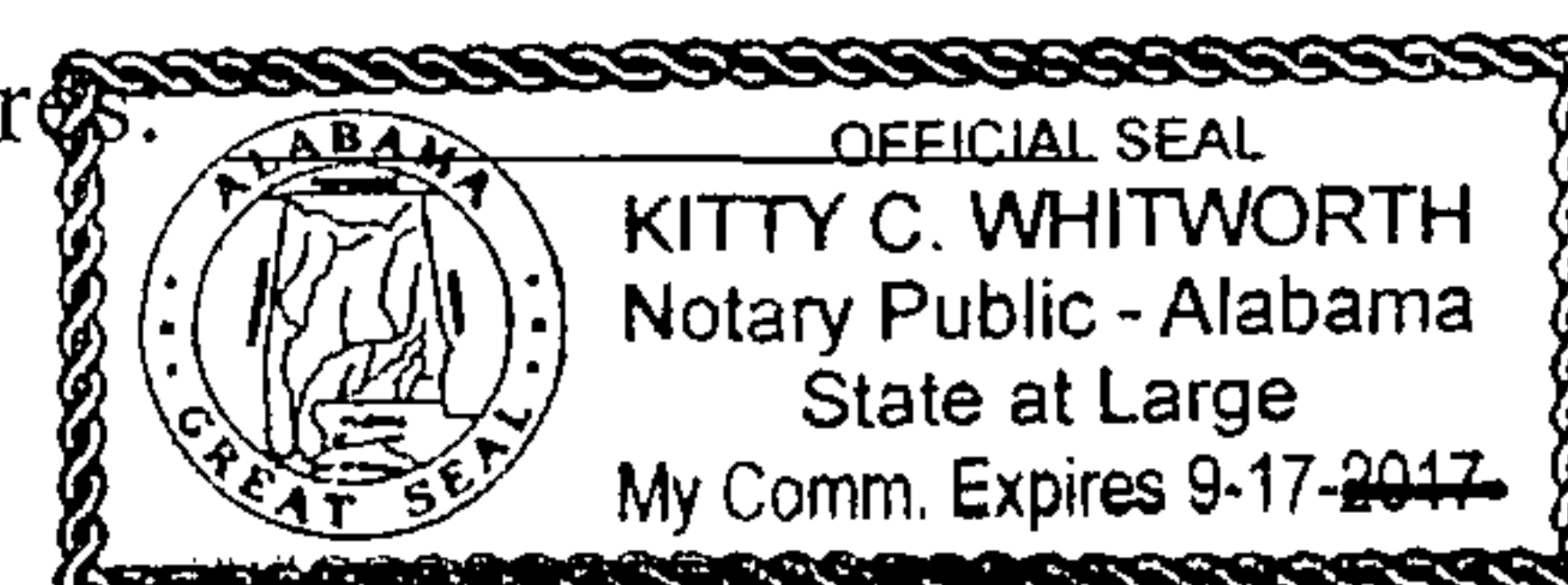
**D. KARL JONES**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public, hereby certify that D. KARL JONES, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 29 day of Dec. , 2017.

*Kathy C. Whitson*  
Notary Public  
My Commission Expires:  OFFICIAL



2021

# Real Estate Sales Validation Form

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

Grantor's Name Karl Jones  
Mailing Address 202 Chestnut Cir.  
Alabaster, AL 35007

Grantee's Name Connie Jones  
Mailing Address 1309 Caliston Way  
Pelham, AL 35124

Property Address 540 Smokey Rd.  
Alabaster, AL 35007

Date of Sale 12-27-2017  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

20180323000096780 03/23/2018 02:12:47 PM QCDEED 2/2 or  
Assessor's Market Value \$ 81,380/40,090

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 ☐ Appraisal  
☐ Sales Contract ☒ Other 1/2 of assessor's market value  
☐ Closing Statement under parcel 23-6-23-1-001-007.000

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 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 \_\_\_\_\_

Print Connie Jones

Unattested \_\_\_\_\_

Sign Connie Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/23/2018 02:12:47 PM  
\$59.00 CHERRY  
20180323000096780

*[Signature]*

Form RT-1