

SEND TAX NOTICE TO:
Mary Beth Kinnell
1227 Windsor Court
Alabaster, Alabama 35007

20200612000239220
06/12/2020 09:25:03 AM
DEEDS 1/3

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Five Thousand dollars & no cents (\$45,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Christopher Jones and Kimberly Jones, husband and wife** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Mary Beth Kinnell** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 89, according to the subdivision plat map of Wynlake Phase 4C. as recorded in Map Book 29, Page 15, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

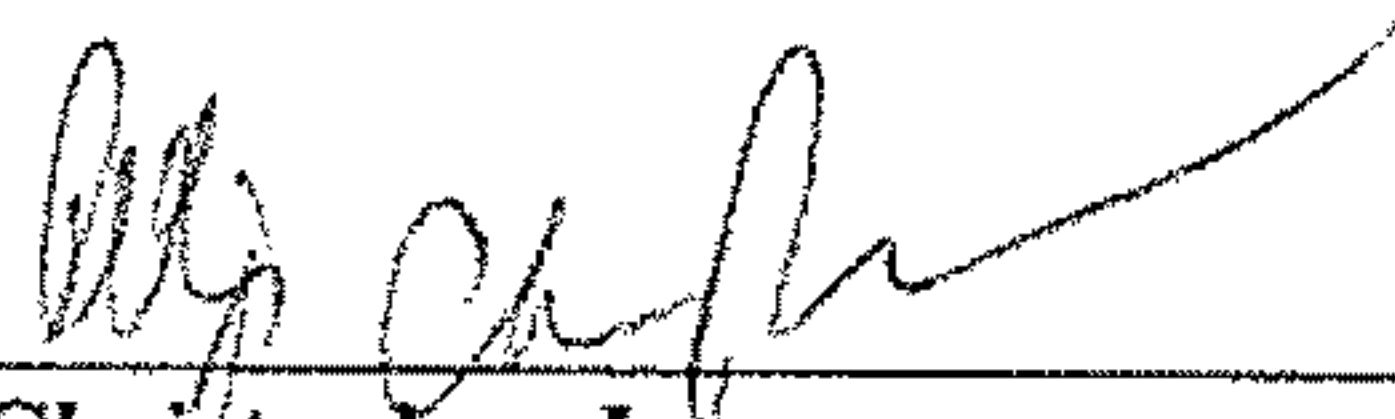
See survey for set back line.


Restrictions appearing of record in Inst. No. 1995-30874, Inst. No. 2002-857 and Inst. No. 2002-2008.

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 persons.

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **June 3, 2020** .


_____(Seal)
Christopher Jones

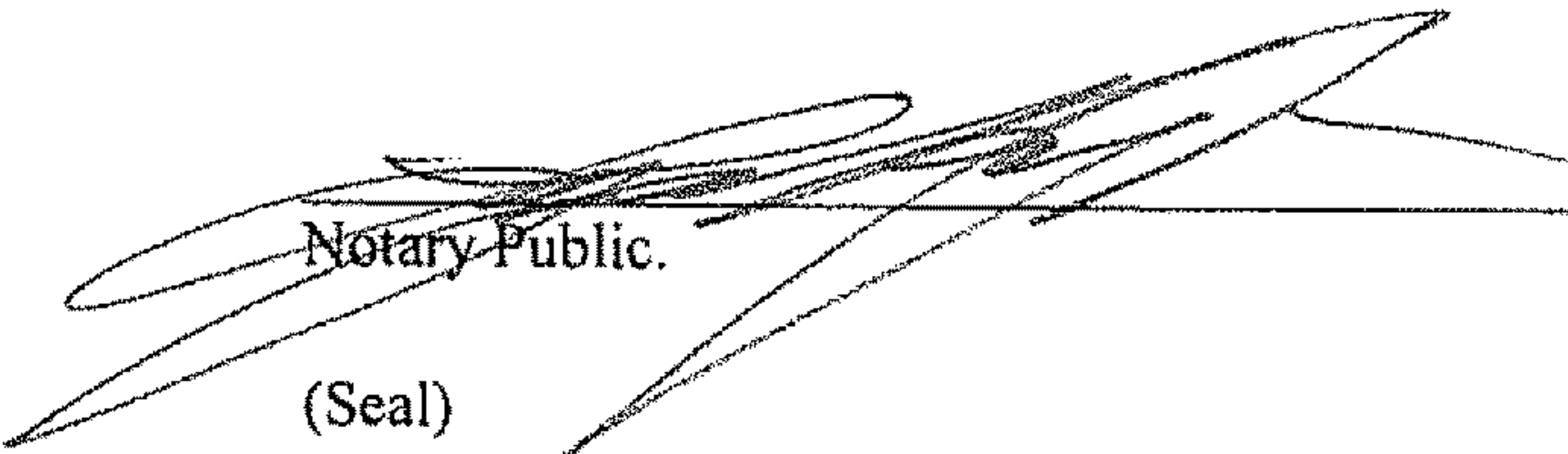

_____(Seal)
Kimberly Jones

STATE OF ALABAMA
JEFFERSON COUNTY

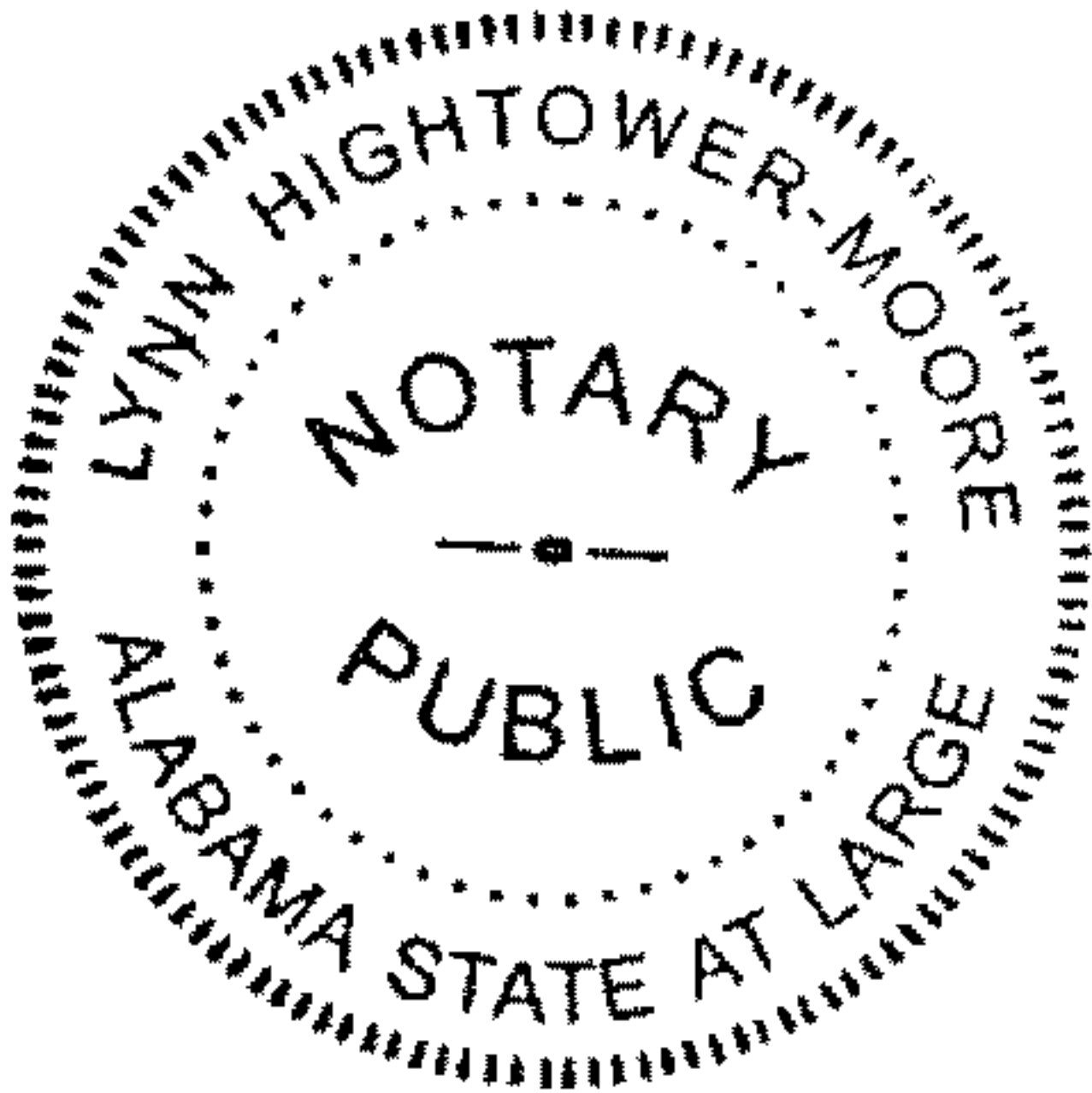
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher Jones and Kimberly Jones, husband and wife** , 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2020



Notary Public.
(Seal)
My Commission Expires: 1-11-22



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Christopher Jones and Kimberly Jones Grantee's Name Mary Beth Kinnell

Mailing Address 500 Meadowlark Pl
Alabaster, Alabama 35007
Property Address 624 Wynlake Cove Lot 89
Montevallo, Alabama 35115

Mailing Address 1227 Windsor Court
Alabaster, Alabama 35007

Date of Sale 06/03/2020

Total Purchase Price \$45,000.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 6-3-2020

Print Mary Beth Kinnell

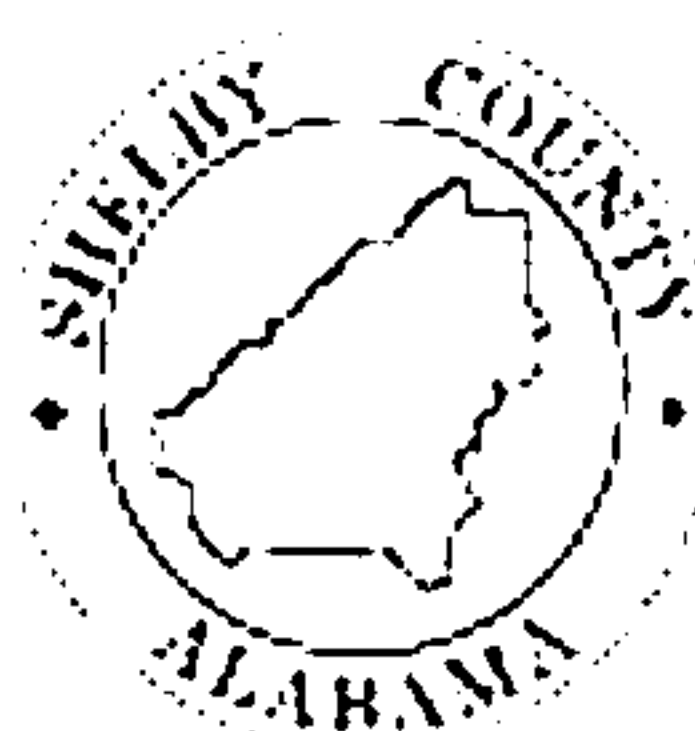
Unattested

(verified by)

Sign

Mary Beth Kinnell

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2020 09:25:03 AM
\$73.00 JESSICA
20200612000239220

Allen S. Bayl