

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Deborah A. Swain, married; Barbara A. Jordan, unmarried; Mary C. Jordan, unmarried; Janette G. Jordan, unmarried; Doris D. Jordan, unmarried; Ellen K. Jordan, married; Jermichal Buckhannon, unmarried; and Jermaine Buckhannon, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Margaret Gail Jordan (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of the N½ of the NW¼ of Section 1, Township 19 South, Range 2 East; thence run South along the West line for a distance of 650.8 feet; thence run North 83 deg. 20 min. East a distance of 302.95 feet; thence run South 74 deg. 30 min. East a distance of 420 feet to the point of beginning; thence continue South 74 deg. 30 min. East a distance of 105 feet to the Southwest corner of Ronnie Hamilton's lot; thence run North 7 deg. East along the West line of said Hamilton lot a distance of 210 feet to a point; thence North 74 deg. 30 min. West a distance of 105 feet to a point; thence South 7 deg. West a distance of 210 feet to the point of beginning.


Also the right of ingress and egress over and along a dirt road leading in a Northerly direction from the County paved road known as the Nettie Kidd road to the above described lot.

Subject to easements, restrictions, conditions, rights of way, and encumbrances of record. GRANTORS and GRANTEE are all of the heirs at law of Willie Mae Jordan who died intestate in 2016. The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

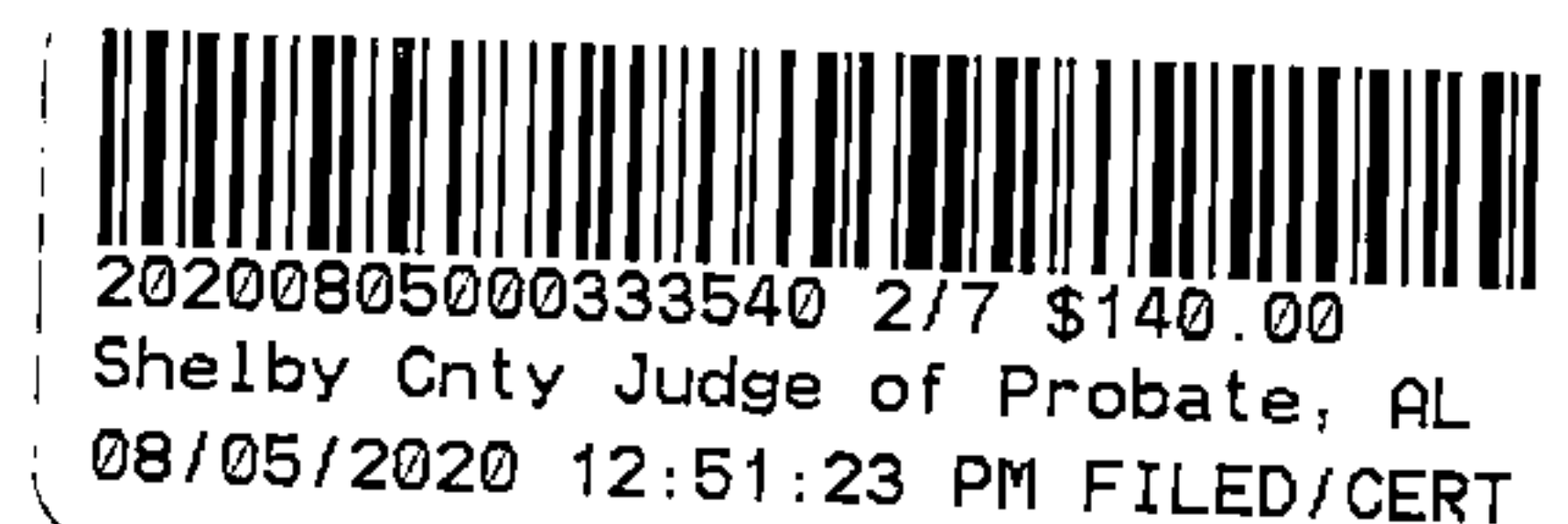
TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and her heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 GRANTEE and her heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 4<sup>th</sup> day of August, 2020.


  
Deborah A. Swain

STATE OF ALABAMA  
COUNTY OF Shelby



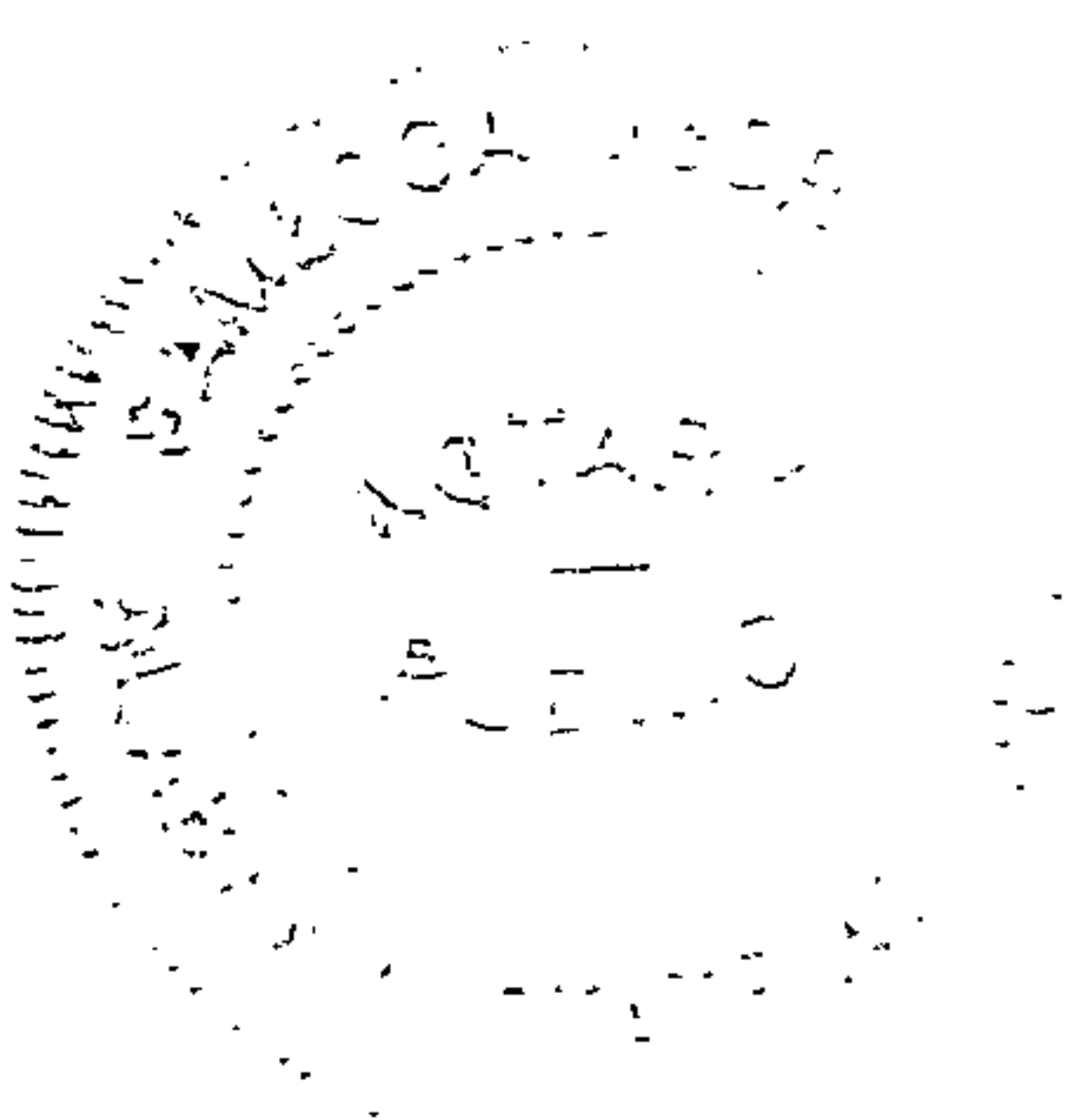
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deborah A. Swain, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of August, 2020.

  
Notary Public

My commission expires: 8/18/2021

[additional signatures on following pages]



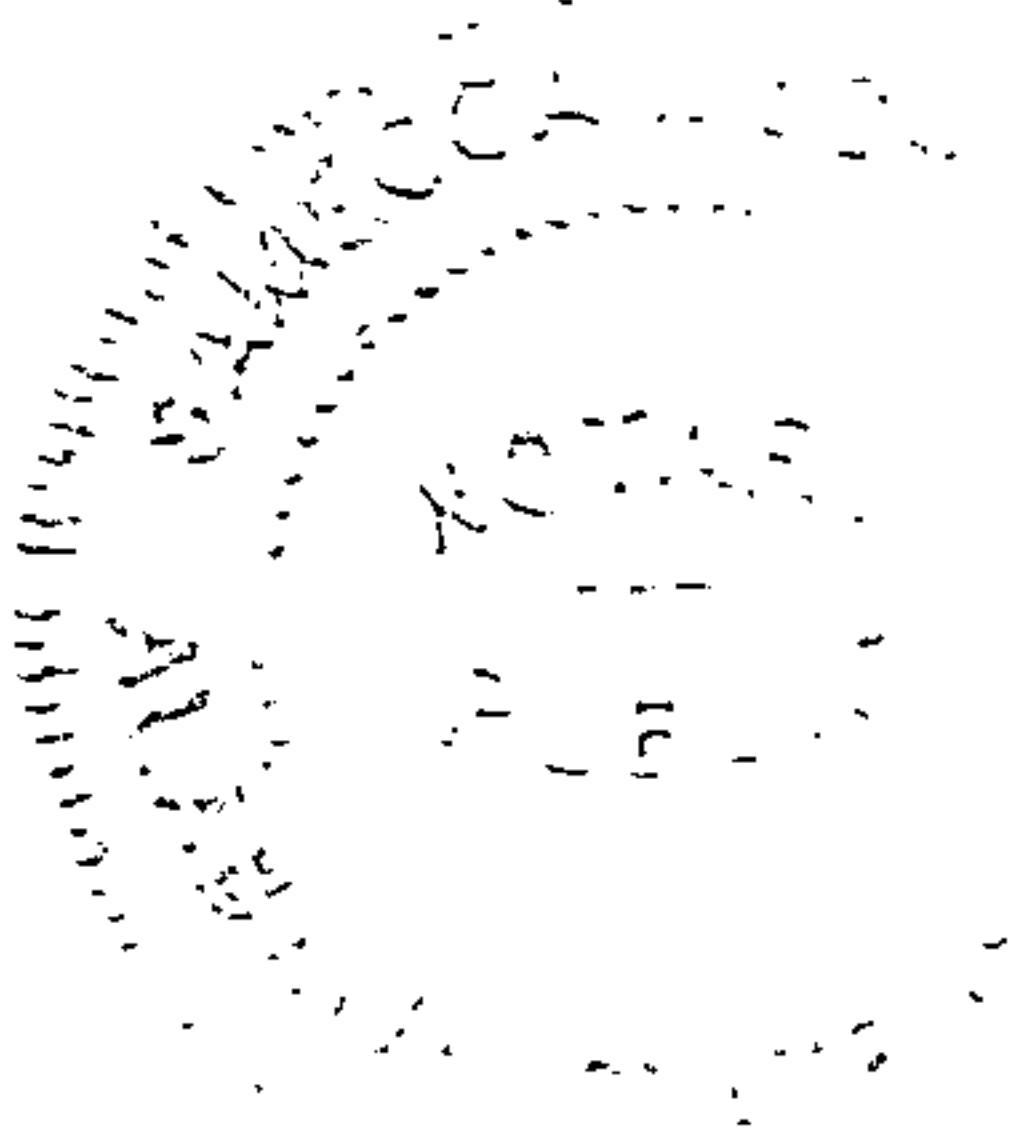


Barbara A. Jordan  
Barbara A. Jordan

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara A. Jordan, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of August, 2020.

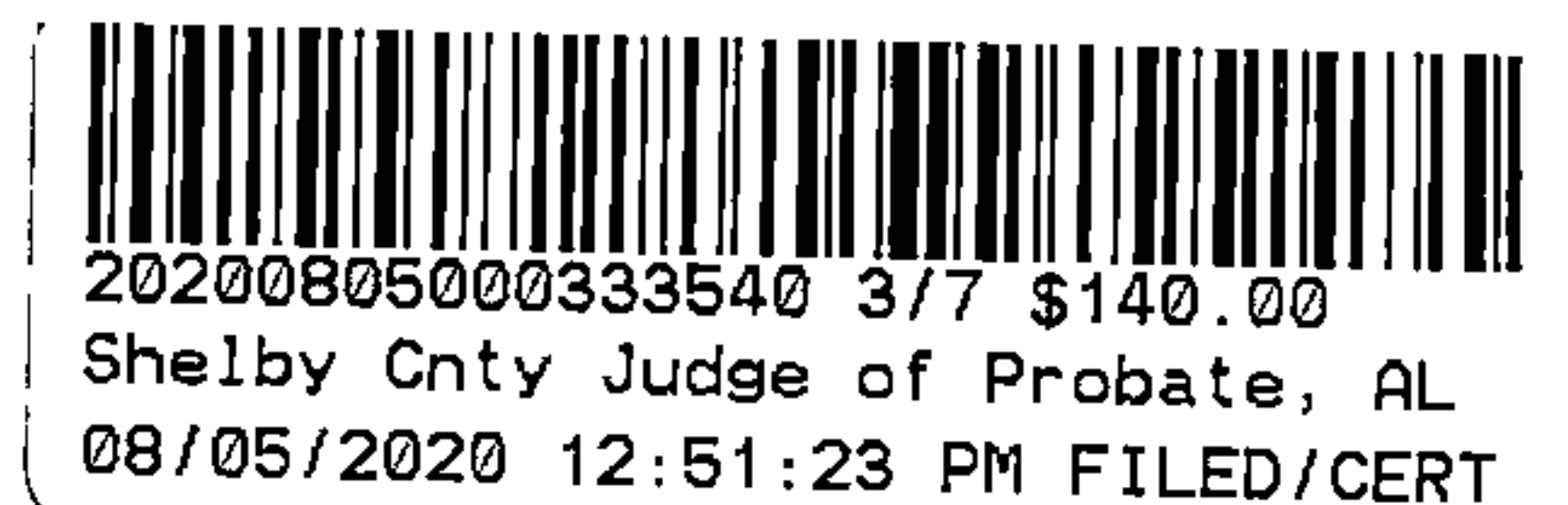


Dawn Mann  
Notary Public

My commission expires: 8/18/2021

Mary C. Jordan  
Mary C. Jordan

STATE OF ALABAMA  
COUNTY OF Shelby



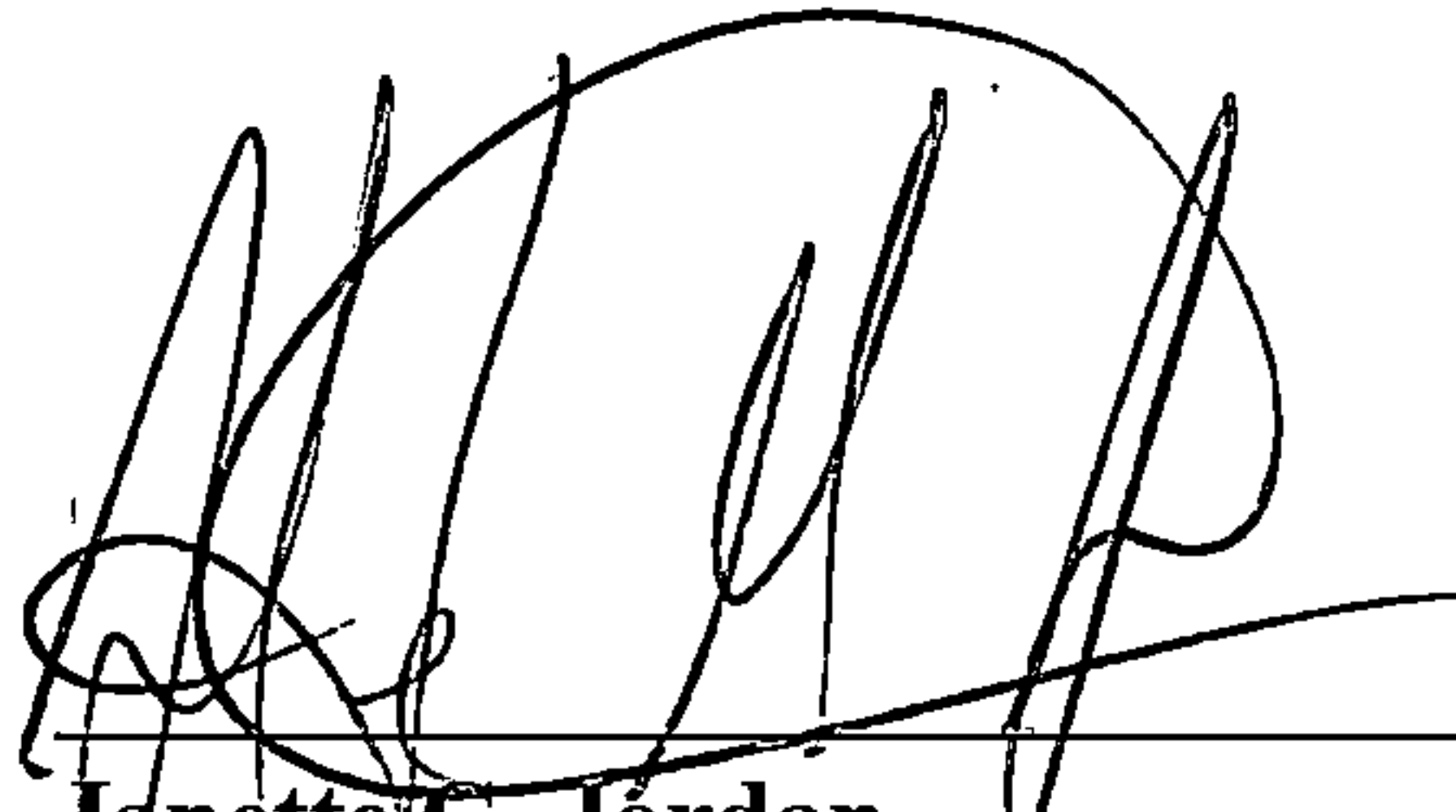
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary C. Jordan, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of August, 2020.



Dawn Mann  
Notary Public

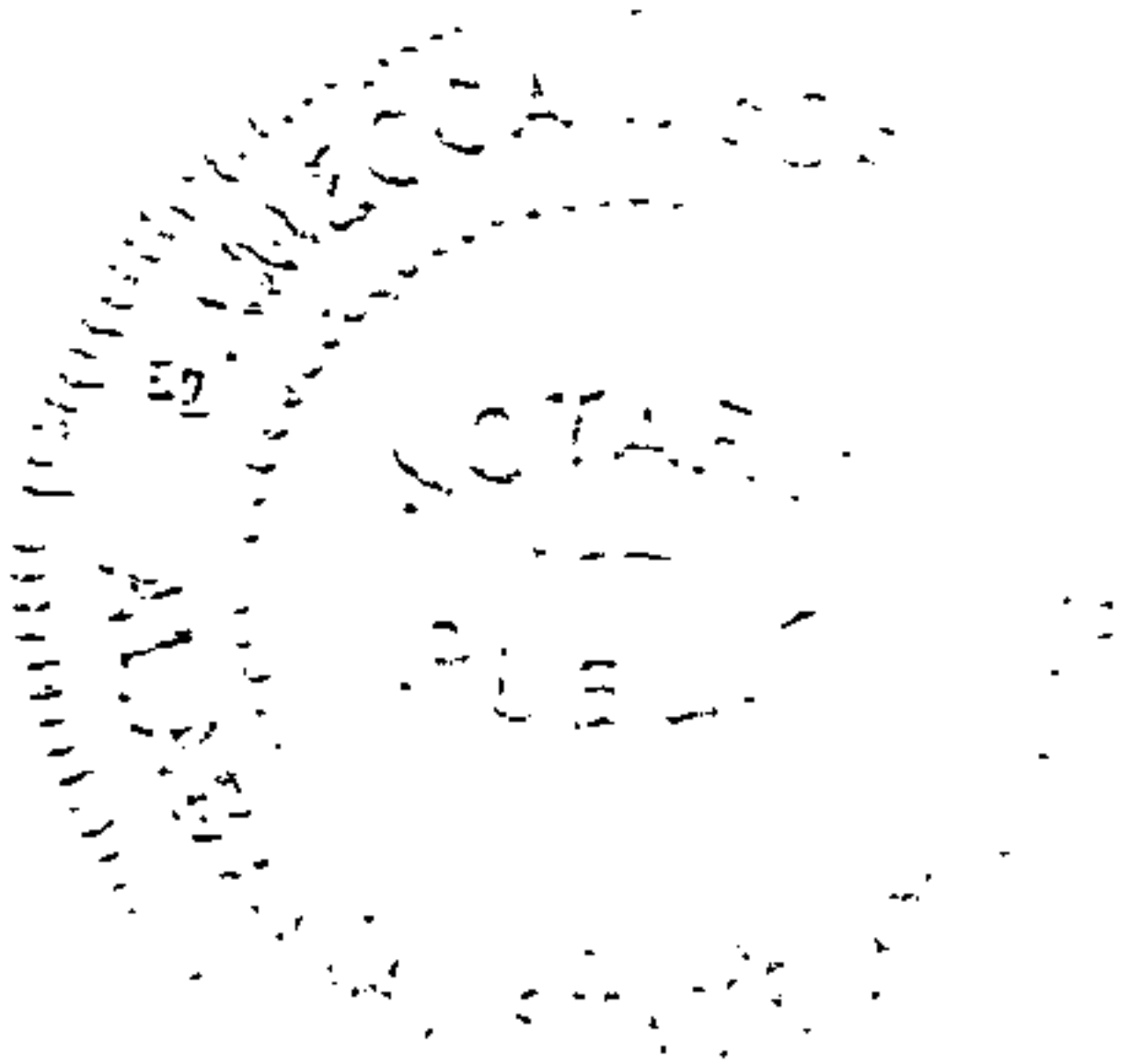
My commission expires: 8/18/2021

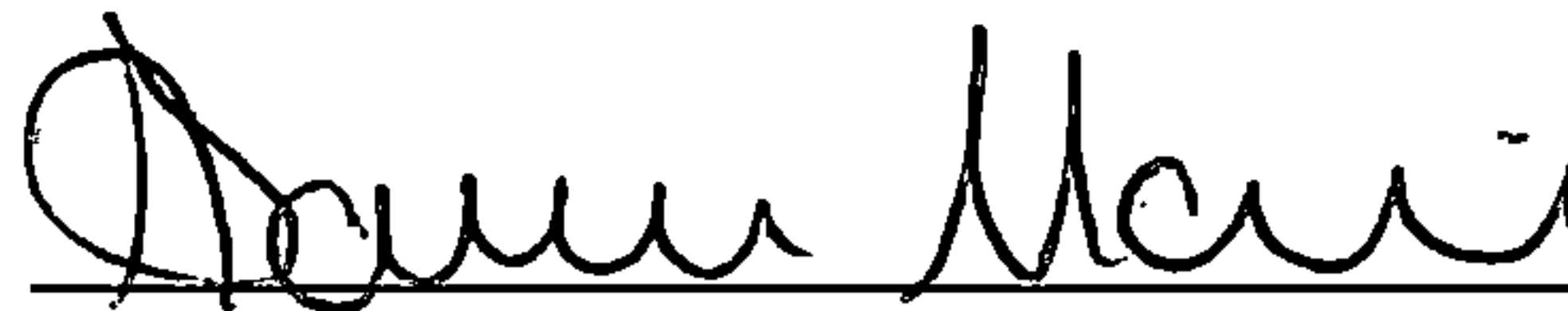
  
Janette G. Jordan

STATE OF ALABAMA  
COUNTY OF Shelby


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janette G. Jordan, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of August, 2020.

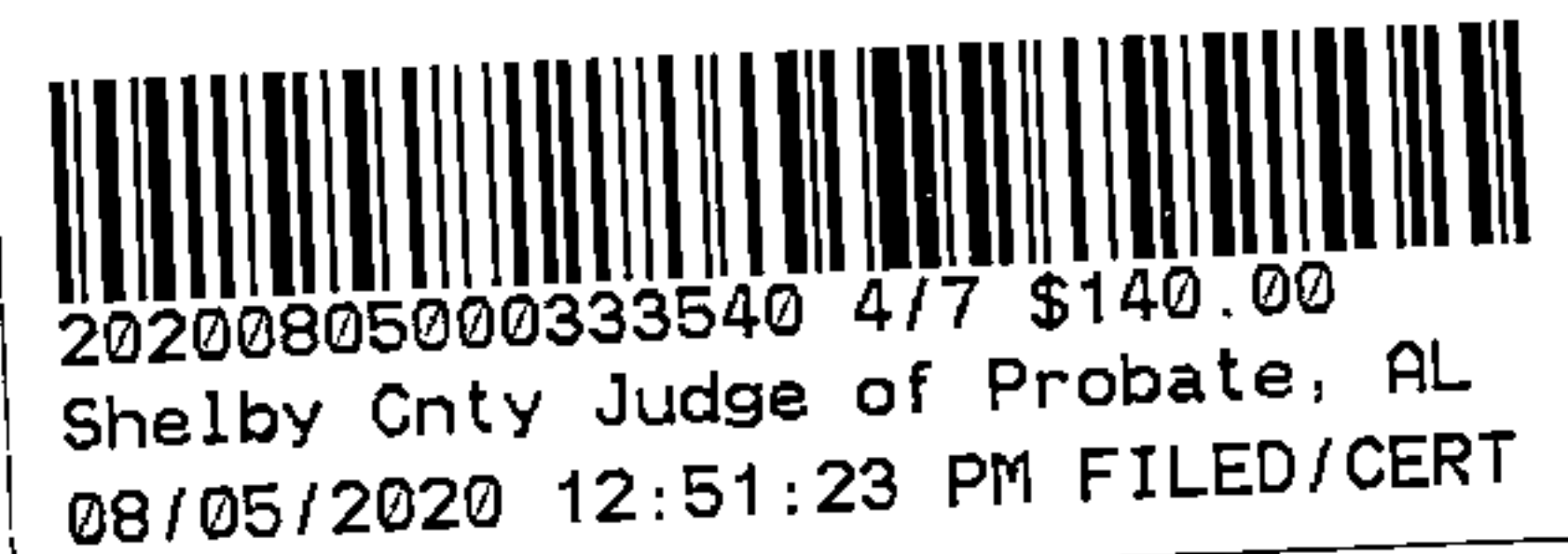


  
Notary Public

My commission expires: 8/18/2021

  
Doris D. Jordan

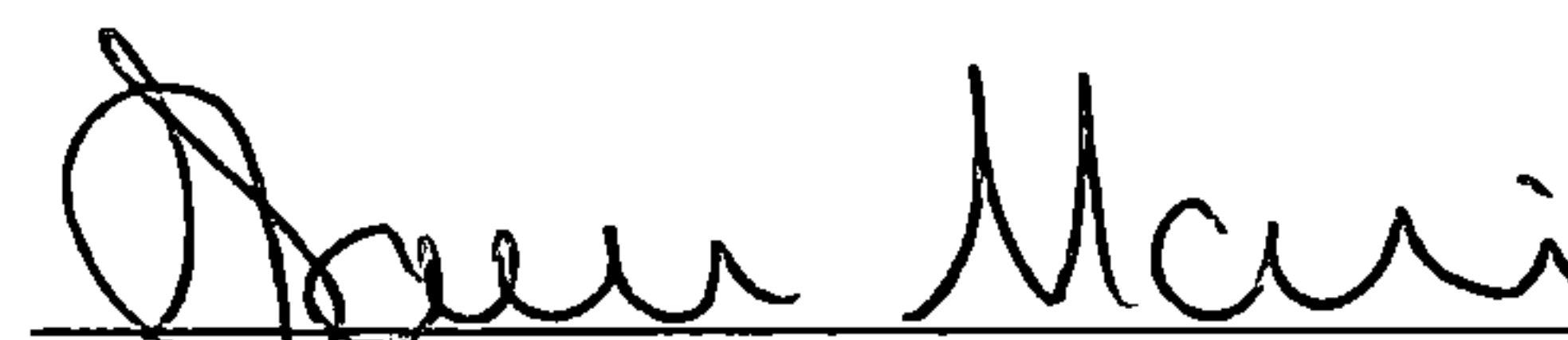
STATE OF ALABAMA  
COUNTY OF Shelby



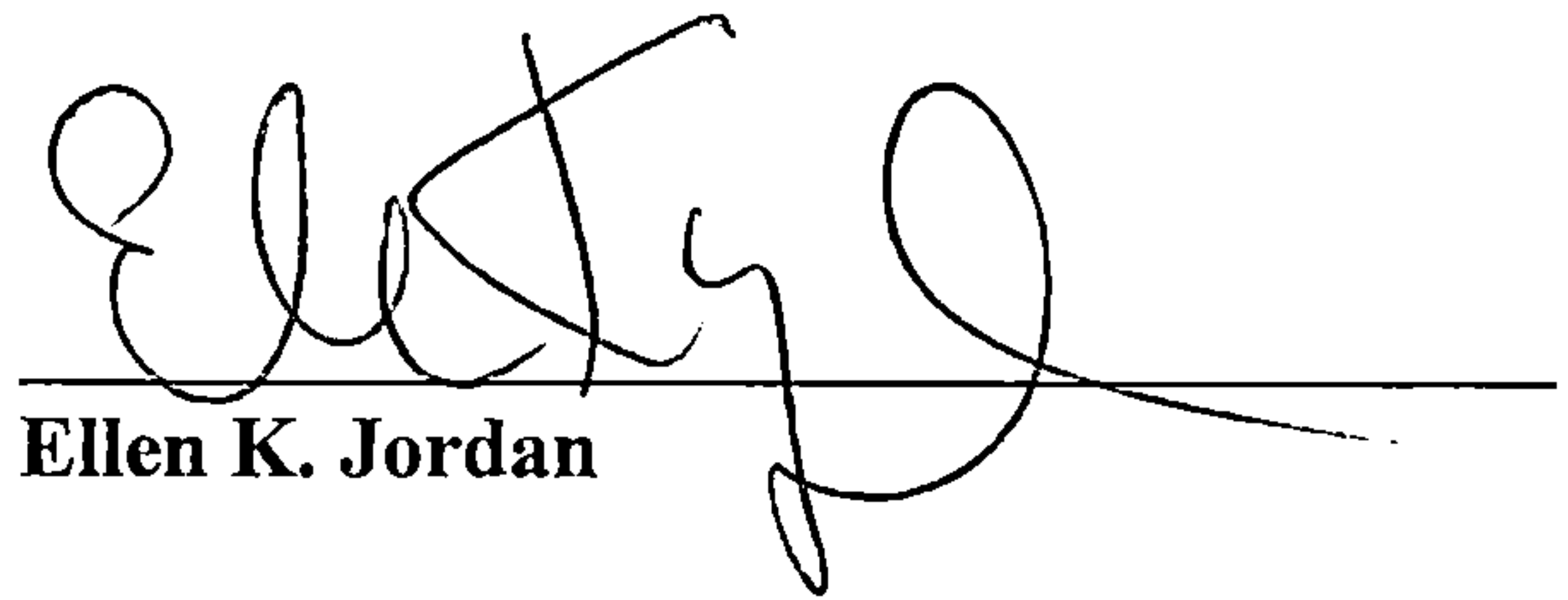
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Doris D. Jordan, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of August, 2020.



  
Notary Public

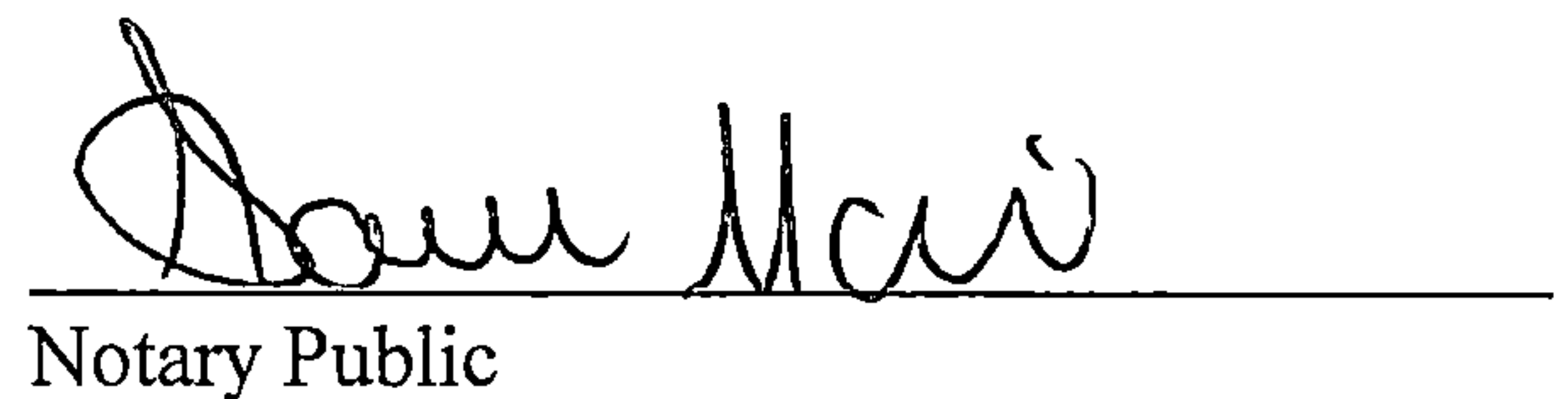
My commission expires: 8/18/2021

  
Ellen K. Jordan

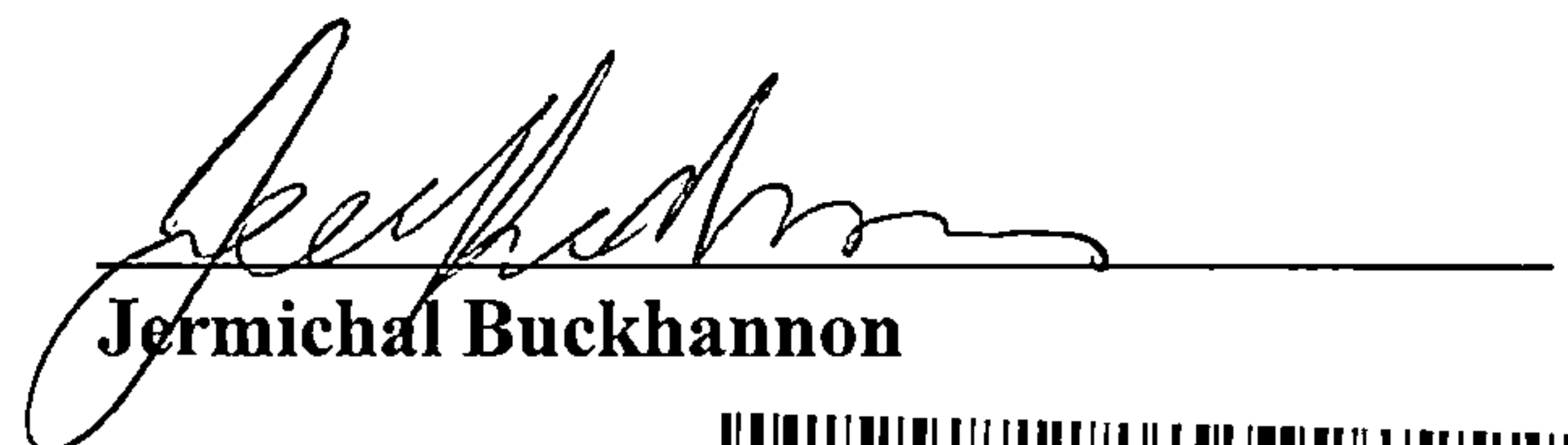
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ellen K. Jordan, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 4<sup>th</sup> day of August, 2020.

  
Notary Public

My commission expires: 8/18/2021

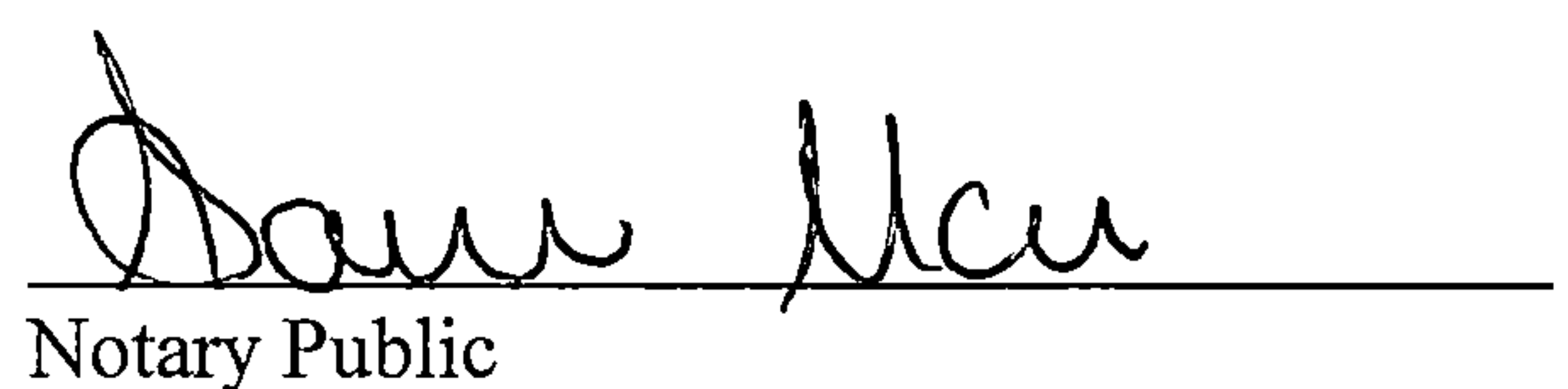
  
Jermichal Buckhannon

STATE OF ALABAMA  
COUNTY OF Shelby

  
20200805000333540 5/7 \$140.00  
Shelby Cnty Judge of Probate, AL  
08/05/2020 12:51:23 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jermichal Buckhannon, whose name is signed to the foregoing conveyance 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 and official seal this 4<sup>th</sup> day of August, 2020.

  
Notary Public

My commission expires: 8/18/2021



Jermaine Buckhannon  
Jermaine Buckhannon


STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jermaine Buckhannon, whose name is signed to the foregoing conveyance 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 and official seal this 4<sup>th</sup> day of August, 2020.

Dawn Mari  
Notary Public

My commission expires: 8/18/2021

  
20200805000333540 6/7 \$140.00  
Shelby Cnty Judge of Probate, AL  
08/05/2020 12:51:23 PM 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 Willie Mae Jordan heirs  
Mailing Address 110 Hardy Lane  
Vincent, AL 35178

Grantee's Name Margaret Gail Jordan  
Mailing Address 10684 Fall Creek Drive E  
Jacksonville, FL 32222

Property Address 110 Hardy Lane  
Vincent, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

Shelby County, AL 08/05/2020  
State of Alabama  
Deed Tax: \$94.00

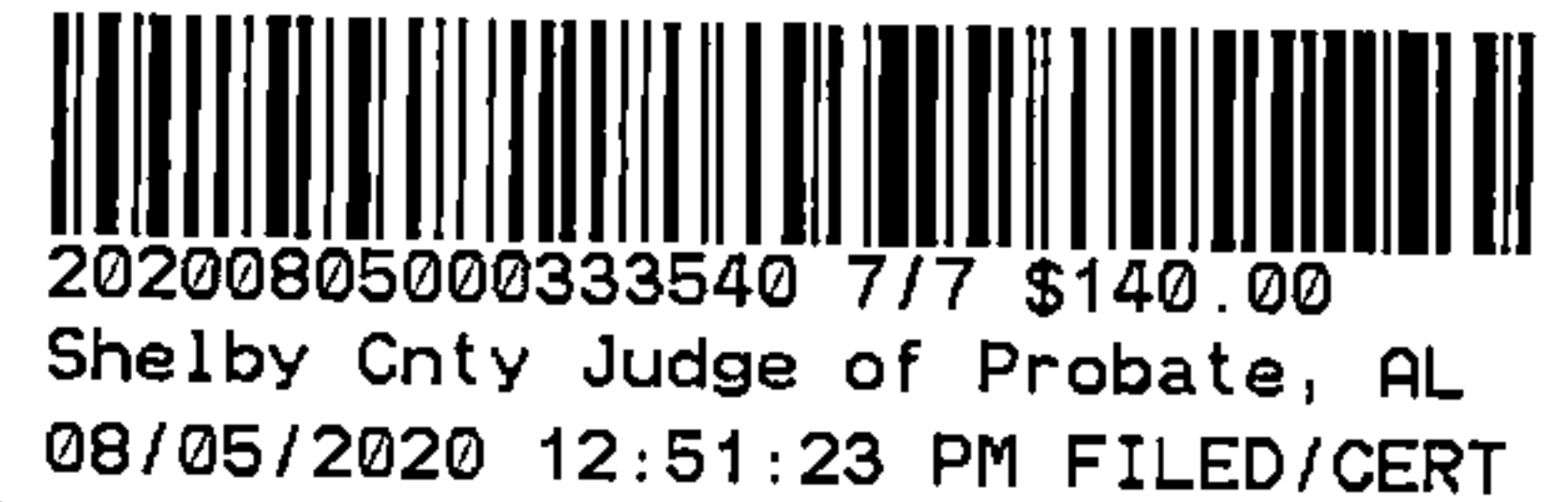
or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 93,800

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 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 04 Aug 2020

Print Margaret Gail Jordan

Sign Margaret Gail Jordan  
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)