

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 Michael Jones, _____ married, and Tommy Jones, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Tommy Jones (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1: Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section a distance of 21.60 feet to the NE right of way line of Shelby County Highway No. 47 and the point of beginning; thence continue East along the North line of said Section a distance of 1118.21 feet; thence turn an angle of 135 degrees 46 minutes 11 seconds to the right and run a distance of 801.24 feet to the NE right of way line of said County Highway No. 47; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run along said right of way a distance of 780.00 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:
Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along said section line a distance of 22.66 feet to the point of beginning; thence continue along last described course a distance of 548.82 feet; thence turn an angle of 124 degrees 47 minutes 27 seconds right and run a distance of 401.35 feet; thence turn an angle of 101 degrees 04 minutes 24 seconds right and run a distance of 459.26 feet to the point of beginning.

Parcel 2: Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said section a distance of 1139.81 feet to the point of beginning; thence continue East along the North line of said section a distance of 191.35 feet to the Northeast corner of the NW¼ of the NW¼ of said Section 15; thence turn an angle of 90 deg. 49 min. 57 sec. to the right

and run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 325.00 feet; thence turn an angle of 44 deg. 42 min. 22 sec. to the right and run a distance of 422.81 feet; thence turn an angle of 75 deg. 15 min. 58 sec. to the right and run a distance of 377.54 feet; thence turn an angle of 104 deg. 57 min. 54 sec. to the right and run a distance of 613.24 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 15, Township 24 North, Range 15 East, Shelby County, Alabama, and containing 5.05 acres.

Also, a 20.00 feet easement for a drive described as: Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said section a distance of 1139.81 feet; thence turn an angle of 135 deg. 46 min. 11 sec. to the right and run a distance of 613.24 feet to the point of beginning; thence continue in the same direction a distance of 188.00 feet to the Northeast right of way of Shelby County Hwy. No. 47; thence turn an angle of 90 deg. 00 min. to the left and run along said Hwy. R/W a distance of 20.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 193.35 feet; thence turn an angle of 104 deg. 57 min. 54 sec. to the left and run a distance of 20.50 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 15, Township 24 North, R 15 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

Commence at the NW corner of Section 15, Township 24 North, Range 15 East; thence run East along the North line of said Section 15 a distance of 1139.81 feet; thence turn an angle of 135 deg. 46 min. 11 sec. to the right and run a distance of 172.74 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence turn an angle of 104 deg. 57 min. 54 sec. to the left and run a distance of 210.00 feet; thence turn an angle of 75 deg. 02 min. 06 sec. to the left and run a distance of 210.00 feet; thence turn an angle of 104 deg. 57 min. 54 sec. to the left and run a distance of 210.00 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 15, Township 24 North, Range 15 East.

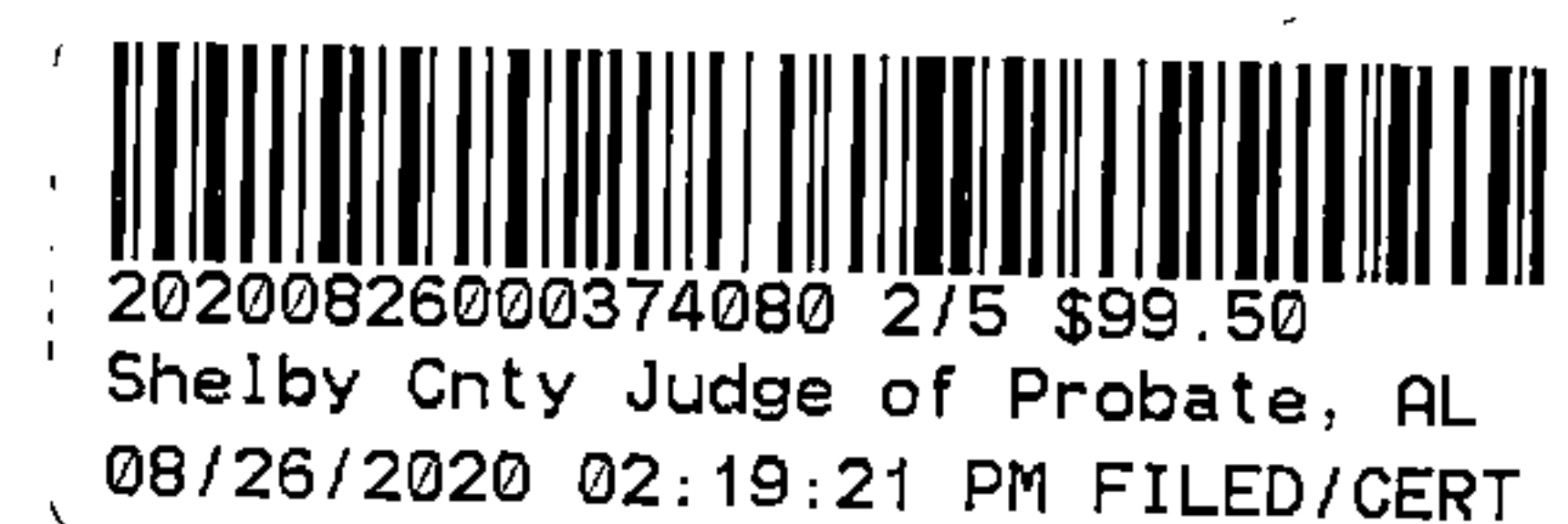
Subject to easements, restrictions, covenants, conditions, rights of way, reservations of minerals and mining rights, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

GRANTORS are the only children and sole heirs at law of Elsie Faye Jones, who died intestate on April 26, 2019.

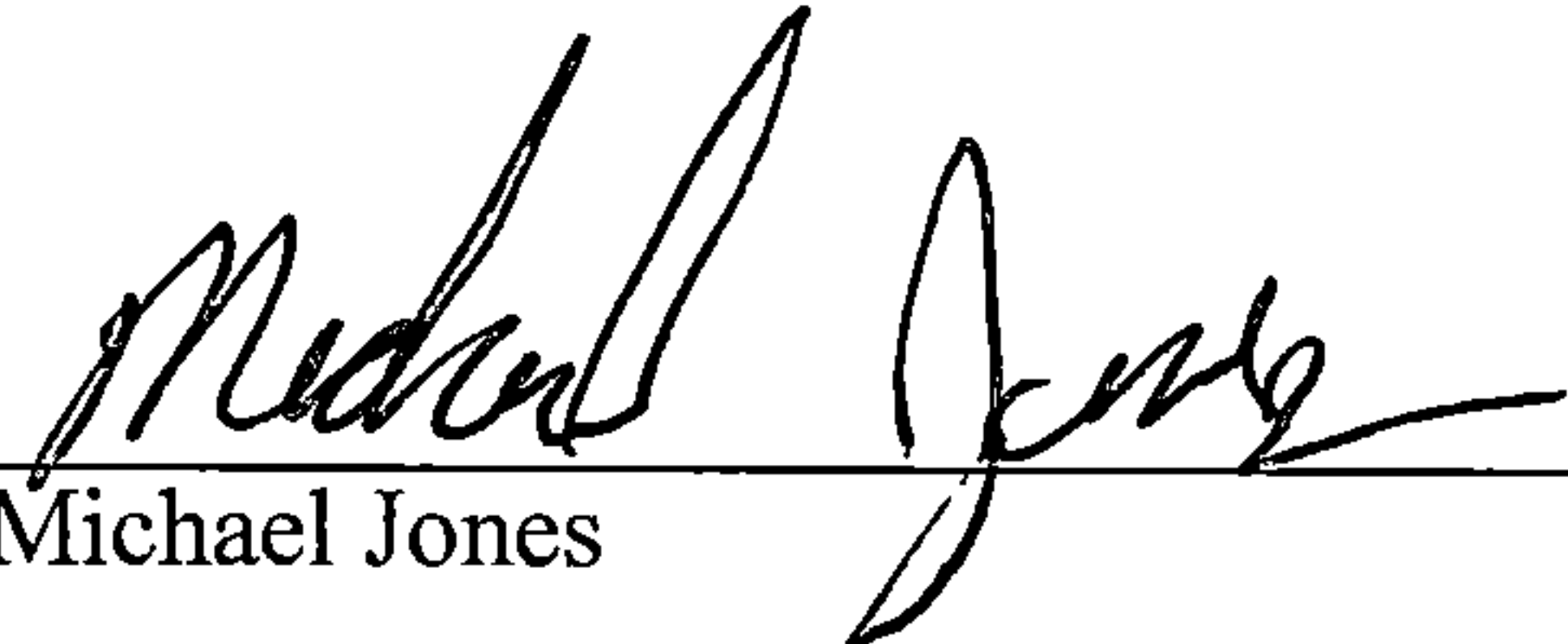
TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.


And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and



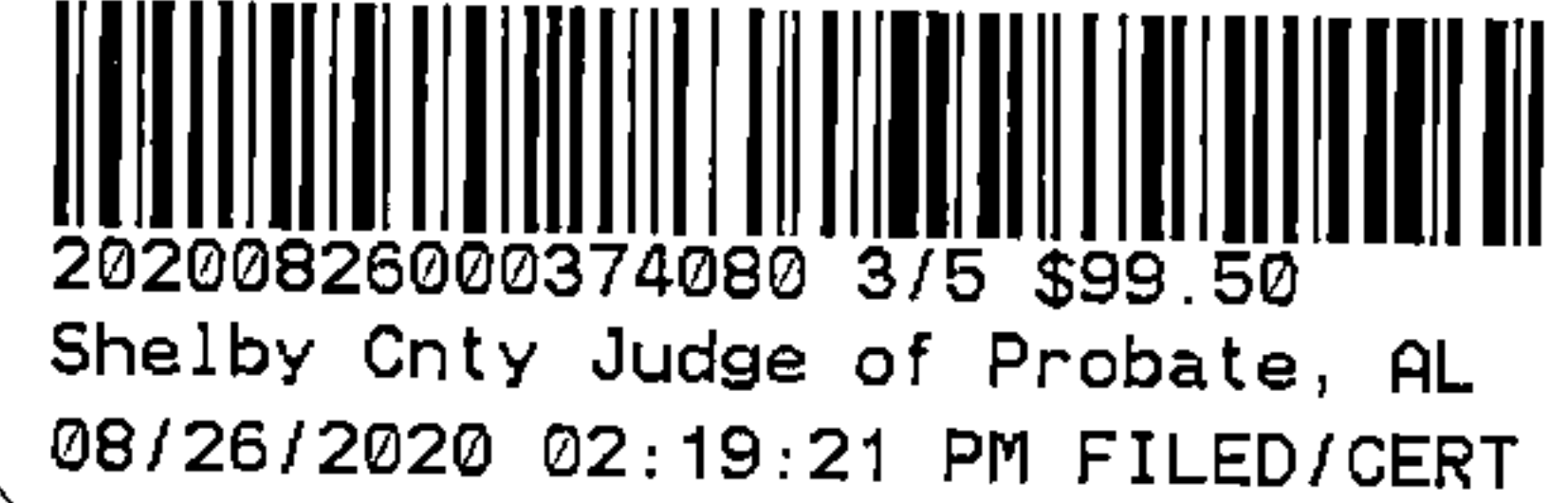
administrators covenant with the said GRANTEE and his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 22 day of July, 2020.


Michael Jones

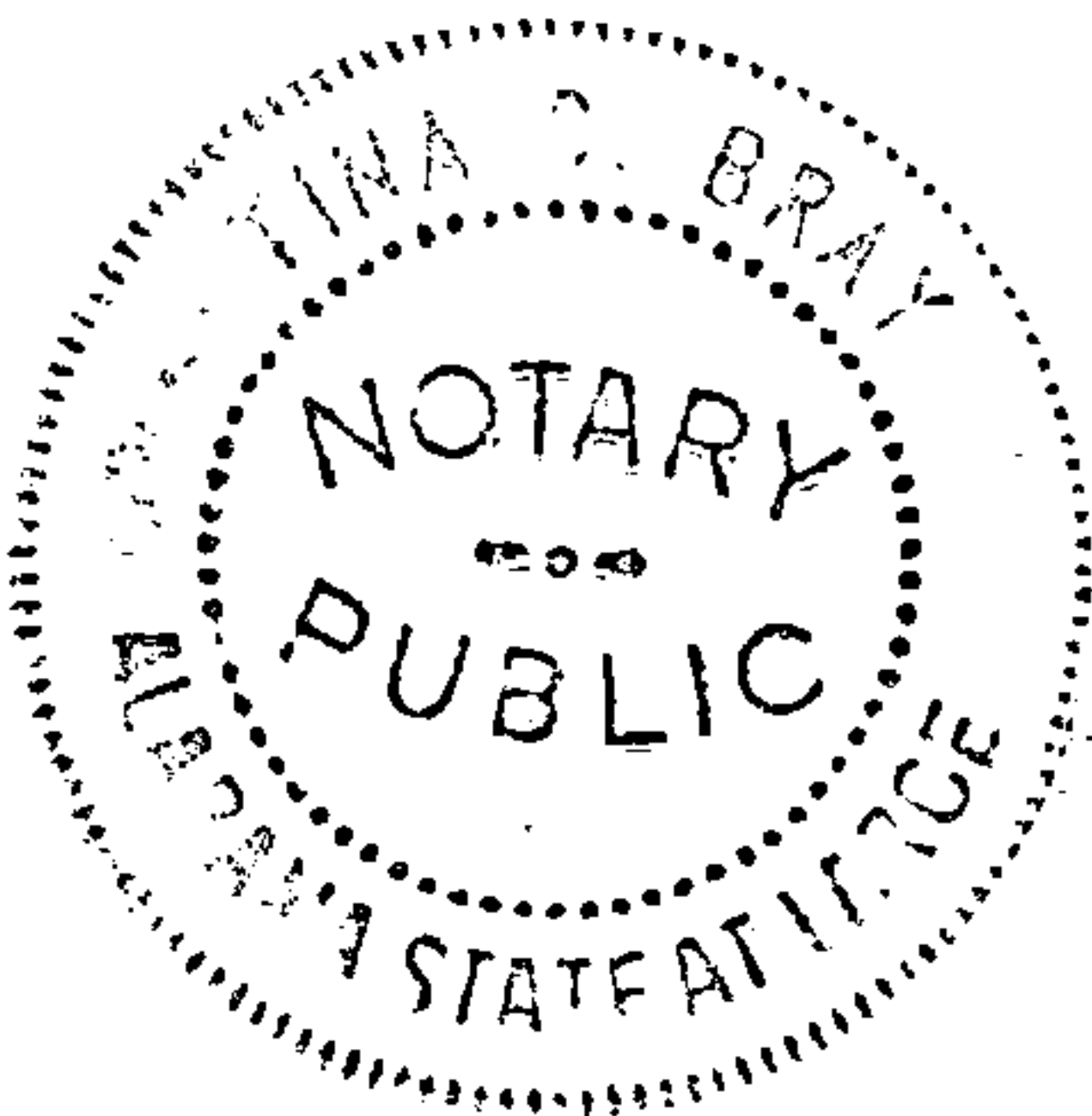

Tommy Jones

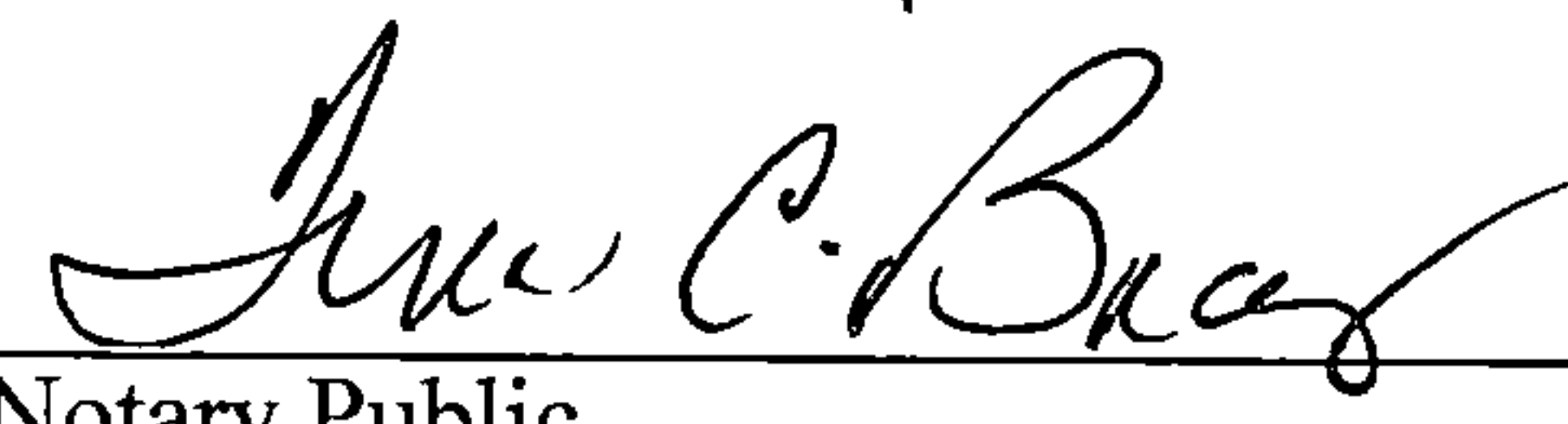
STATE OF ALABAMA
SHELBY COUNTY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Jones, 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 22 day of July, 2020.




Notary Public

My commission expires: 8-6-2023

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tommy Jones, 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 22nd day of July, 2020.

Anni C. Bray

Notary Public

My commission expires: 8-6-2023



20200826000374080 4/5 \$99.50
Shelby Cnty Judge of Probate, AL
08/26/2020 02:19:21 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 Elsie Jones heirs
Mailing Address 1945 Hwy 71
Shelby, AL 35143

Grantee's Name Tommy Jones
Mailing Address _____

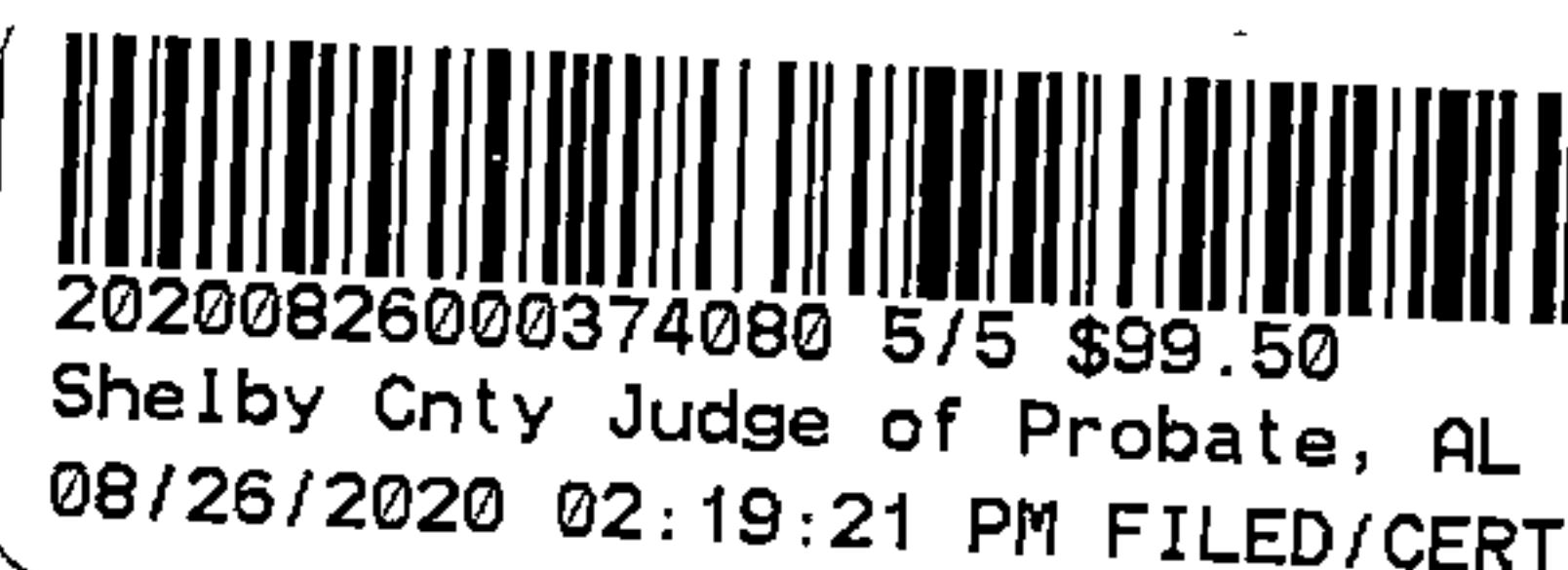
Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 65,420.00

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 7,22,20

Print Tommy Jones

☐ Unattested

Sign Tommy Jones

(verified by)

Shelby County, AL 08/26/2020
State of Alabama
Deed Tax: \$65.50

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1