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01/28/2022 03:17:35 PM

DEEDS 1/4

Send Property Tax Notice to:
Preston & Patricia Jackson
352 Valley View Lane
Indian Springs, AL 35124-3636

Prepared By and Return To:
Paul Michael Kemp
Access Title & Closing Group, LLC
Attn: Paul Kemp
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216
AL-21-00163-RET

**GENERAL WARRANTY DEED
(JOINT TENANCY WITH RIGHT OF SURVIVORSHIP)**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that

Preston L. Jackson and Patricia A. Jackson, **a married couple**

For and in consideration of the sum of Ten DOLLARS, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said Grantors by

Preston L. Jackson, Patricia A. Jackson, Preston L. Jackson, Jr., Brandon L. Jackson, Regan K. Jackson and Hayden P. Jackson

the Grantors, do hereby grant, bargain, sell and convey unto the said Grantees, his/her/their heirs and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Cullman, State of Alabama, which is described as follows:

Commence at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 21, Township 19 South, Range 2 West; thence in a Southerly direction along the West line of said quarter-quarter section for a distance of 107.67 feet; thence turn an angle to the left of 87 degrees 30 minutes and in a Easterly direction for a distance of 40.04 feet to the point of beginning; thence continue along the last described course for a distance of 1285.57 feet to a point on the Easterly line of the Northeast Quarter of the Southeast Quarter of said section 21, Township 19 South, Range 2 West; thence run in a Northerly direction along the Easterly line of said quarter-quarter section for a distance of 305.03 feet; thence turn an angle to the left of 87 degrees 37 minutes and 30 seconds and in a westerly direction for a distance of 1295.93 feet; thence turn an angle to the left of 92 degrees 27 minutes and in a Southerly direction parallel with and 40 feet East of the West line of said quarter-quarter section for a distance of 303.87 feet to the point of beginning, according to Survey of A. C. Coulter, Jr., Registered Land Surveyor.

Subject to Restrictive Covenants recorded in Deed Book 249, pages 924-926, Restrictive Covenants Agreement recorded in Deed Book 251 at page 618, and Restrictive Covenants Corrective Amendment recorded in Deed Book 251 at page 930, Office of Judge of Probate, Shelby County, Alabama,

Commonly known as 352 Valley View Lane Indian Springs, AL 35124

Drafter of this deed did not review title and make no warranties as to status of title.

Source of Title: Warranty Deed Joint Tenants With Right of Survivorship from Bessie M. Mussey individually and as Executrix of the last will and testament of Howard E. Mussey to Preston Jackson and Patricia Ann Jackson , dated 06/3/1968, and recorded on 07/06/1968, at Deed Book 253, Page 898 in the Office of the Judge of Probate, Shelby County, Alabama Records.

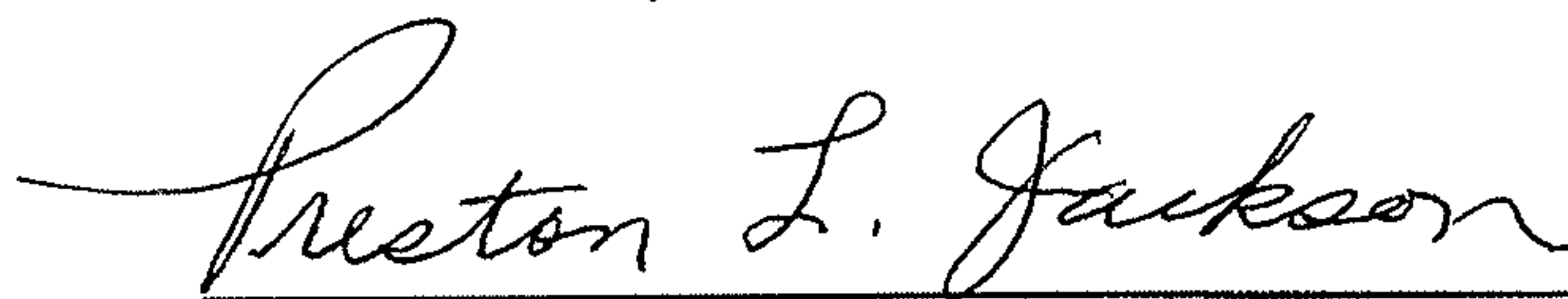
The subject property is the homestead of the Grantors.

TO HAVE AND TO HOLD the same unto the said Grantees, for their joint lives and upon the death of one of them, then to the survivor(s) of them in fee simple and to the heirs and assigns of such survivor(s), in Fee Simple, forever.

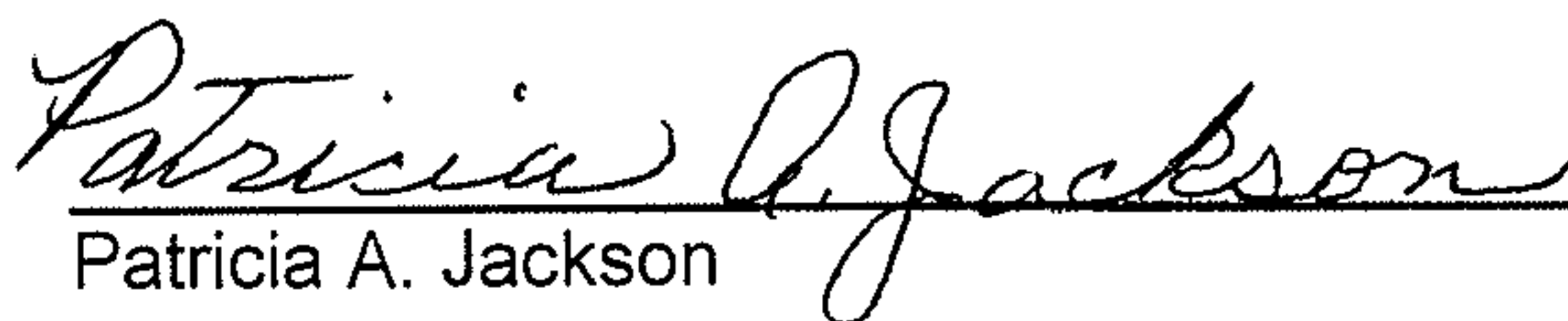
This conveyance is made subject to restrictive covenants, easements, rights-of-way and building set back lines, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

And, except as to the above and taxes hereafter falling due, said Grantors, for themselves, his/her/their/its successors and assigns, hereby covenant with said Grantees, his/her/their heirs and assigns, that they are seized of an indefeasible estate in Fee Simple to said property, that they have the right to possession, quiet use and enjoyment of said property and that they do hereby Warrant and will forever defend the title to said property and the possession thereof, to the said Grantees, his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed this 27 day of January, 2022.



Preston L. Jackson



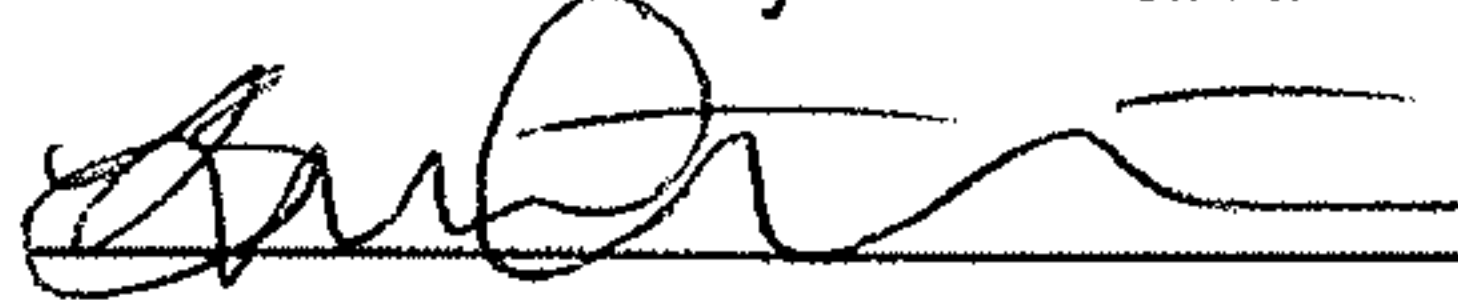
Patricia A. Jackson

STATE OF Alabama

COUNTY OF Shelby

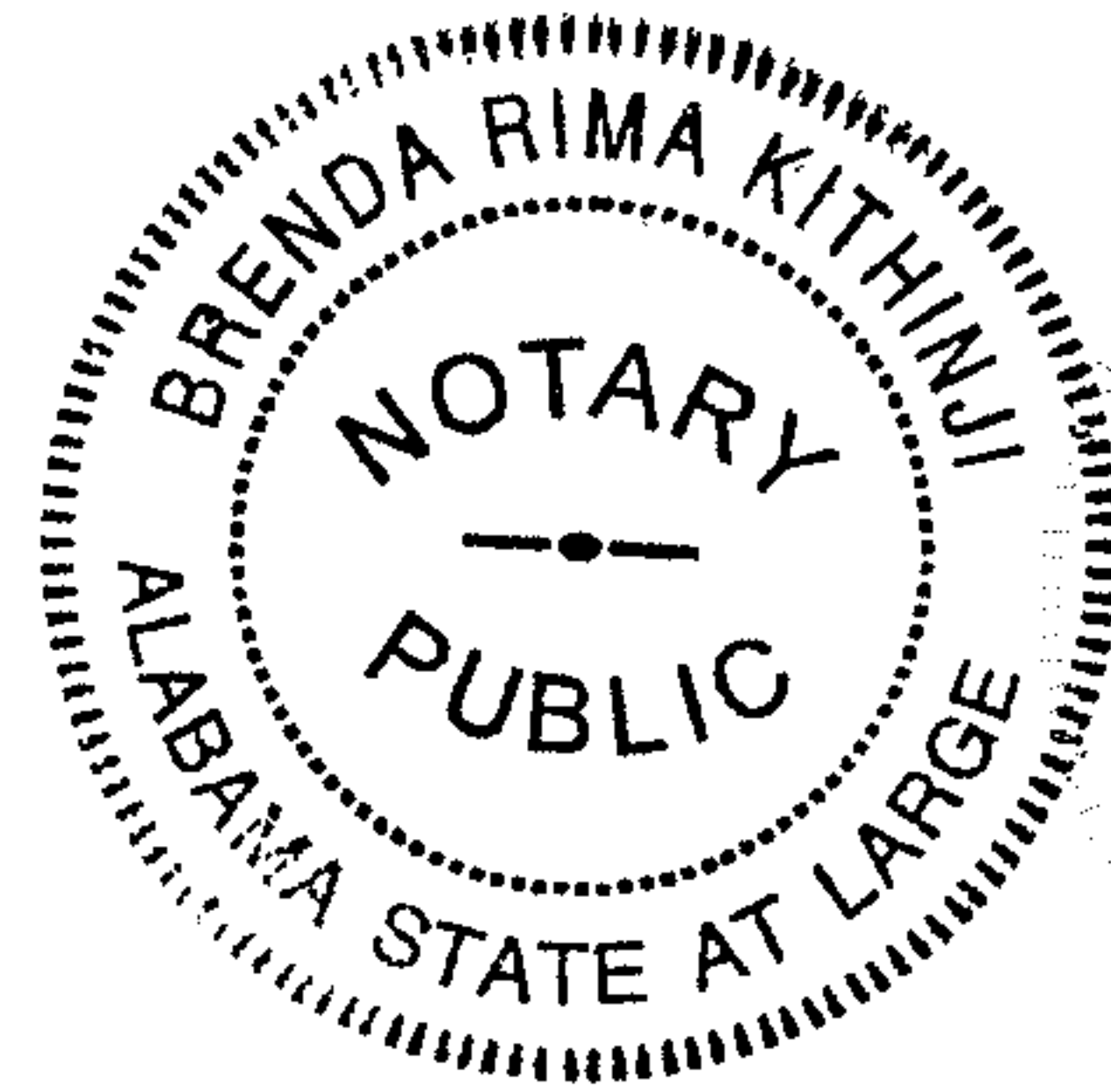
I, Brenda Rima Kithinji, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Preston L. Jackson, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 27th day of January, 2022.



Notary Public
My Commission Expires: 03-10-2023

[Notary Seal]



STATE OF Alabama

COUNTY OF Shelby

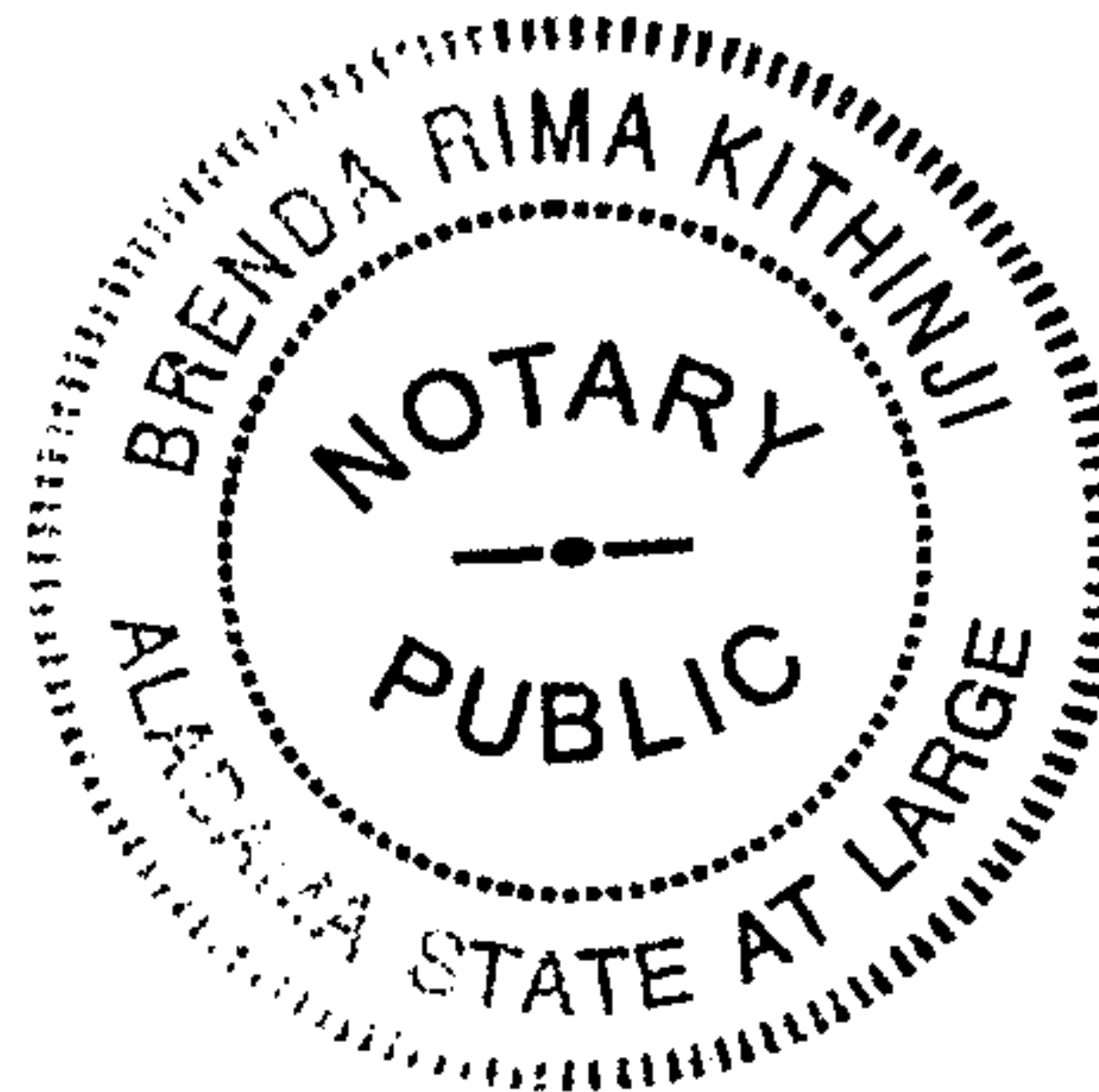
I, Brenda Rima Kithinji, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Patricia A. Jackson, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

Given under my hand and official seal this 27th day of January, 2022.



Notary Public
My Commission Expires: 03-10-2023

[Notary Seal]



STATE OF Alabama

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Preston L. Jackson, Patricia A. Jackson Grantee's Name: Preston L. Jackson, Patricia A. Jackson, Preston L. Jackson, Jr., Brandon L. Jackson, Regan K. Jackson and Hayden P. Jackson

Mailing Address: 352 Valley View LnMailing Address: 352 Valley View Lane
Indian Springs, AL 35124Indian Springs AL
35124Property Address:
352 Valley View Lane
Indian Springs, AL 35124Date of Sale: 1-28-22Total Purchase Price: \$10.00

Or

Actual Value 646,720.00 Fee calculated

Or

Assessor's Market Value 646,720.00 2/3 = 431,146.00

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 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.

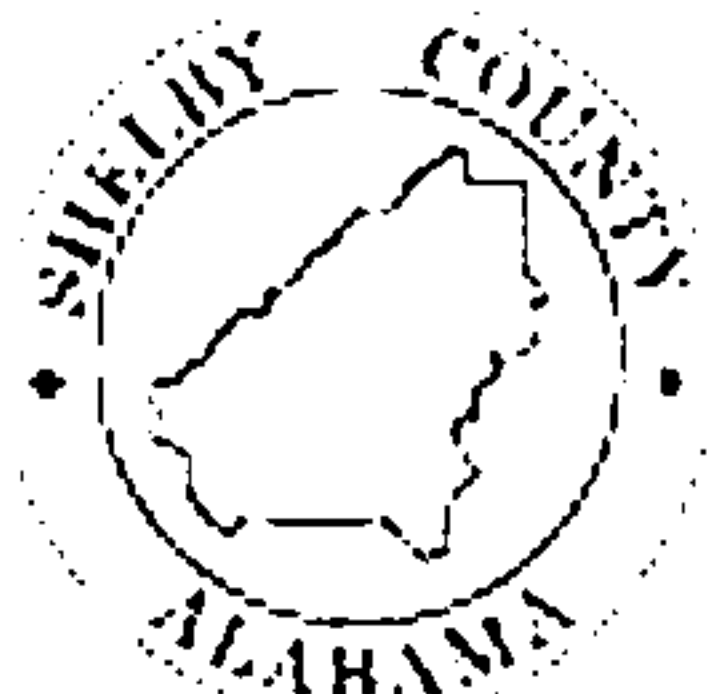
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property is determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 1-28-22☐ Unattested

Verified by: _____

Print: Access Title & Closing Group, LLC

Sign: [Signature]
(Grantor/Grantee/Owner/AGENT) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/28/2022 03:17:35 PM
\$466.50 JOANN
20220128000040860

FORM RT-1

Allen S. Bayl