

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
James R. Jackson

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND NO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **James R. Jackson and Donna F. Jackson, as Trustees of Jackson Discount Drugs, Inc. Defined Benefits Pension Trust** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **James R. Jackson and Donna F. Jackson as joint tenants with Right of Survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record


TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of December, 2023.

**James R. Jackson and Donna F. Jackson, as
Trustees of Jackson Discount Drugs, Inc.
Defined Benefits Pension Trust**


James R. Jackson, Trustee


Donna F. Jackson, Trustee

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **James R. Jackson and Donna F. Jackson as Trustees of Jackson Discount Drugs, Inc. Defined Benefits Pension Trust**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December, 2023.



Notary Public

My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

Commence at found railroad spike locally accepted to be the Southwest corner of Section 25, Township 18 South, Range 01 East, Shelby County, Alabama; thence run North 89°10'44" East long the South line of said Seciton for a distance of 595.53 feet to the POINT OF BEGINNING of parcel of land herein described; thence continue along said section line North 89°10'44" East for a distance of 679.64 feet to a point; thence run North 88°46'33" East for a distance of 545.92 feet to a point; thence run North 33°57'51" East for a distance of 636.70 feet to a point; thence run South 87°17'51" East for a distance of 1584.92 feet to point; thence run South 00°15'05" East for distance of 474.75 feet to the POINT OF BEGINNING.

According to survey Clinkscales Land Surveying, LLC dated 12/15/2022.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/13/2023 09:41:29 AM
\$93.00 JOANN
20231213000358590

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Jackson Discount
Mailing Address Drug Inc
16003 Hwy 55
Sterrett AL 35147

Grantee's Name James R. Jackson
Mailing Address 14003 Hwy 55
Sterrett AL 35147

Property Address Vacant

Date of Sale 12/11/23
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 64,000.00

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 tax value

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 James R. Jackson

Unattested

(verified by)

Sign

James R. Jackson

(Grantor/Grantee/Owner/Agent) circle one