


Send Tax Notice to: **Eva Lee Jones**
25 Lovett Lane
Shelby, AL 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20120928000370110 1/4 \$199.00
Shelby Cnty Judge of Probate: AL
09/28/2012 09:24:45 AM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Love and Affection and One and no/100 Dollar (\$1.00), and other good and valuable consideration**, to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the undersigned, **EVA LEE JONES, an unmarried woman**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto my children, **LARRY JONES, SHERRY LEE HEAD, and TERRY JONES** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Surface Rights Only To:

All that part of the SW 1/4 of the NE 1/4 lying West of Shelby County Highway #405 in Section 1, Township 24 North, Range 15 East, Shelby County, Alabama.

Subject to all planning, zoning, health and other governmental regulations, if any, affecting subject property.

Subject to all rights-of-ways and easements that may be of record or in evidence through use.

Subject to all oil, gas, mineral and mining rights not owned by grantor.

Parcel II:

The SE 1/4 of NW 1/4, Section 1, Township 24, Range 15 East, except that part of said quarter-quarter section owned by Alabama Power Company.

- (A) Less and except property heretofore conveyed to my son, Larry Jones, as set forth in Real Book 018, Page 156, Probate Office of Shelby County, Alabama, to-wit:

Begin at the southeast corner of the Southeast Quarter of the Northwest Quarter of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama; thence in a Westerly direction along the South line of said quarter-quarter Section 325.00 feet; thence right 104 degrees 30 minutes in a Northeasterly direction 163.00 feet to the point of beginning; thence continue Northeasterly along same course 242.00 feet; thence left 84 degrees 52 minutes 46 seconds in a Northwesterly direction 160.00 feet to the waters edge; thence left 90 degrees 18 minutes 36 seconds in a Southwesterly direction along said waters edge 226.00 feet; thence left 84 degrees 55 minutes 25 seconds in a Southeasterly direction 181.00 feet to the point of beginning. According to survey of W.M. Varnon, dated February 7, 1985.

Subject to easements and rights of way of record, and subject to an easement of uniform width of 20 feet over and along an existing driveway to provide ingress and egress to and from property situated to the North of the above described parcel and Shelby County Highway No. 405.

Also, a non-exclusive access easement over and across property lying to the South of the above described property, to provide ingress and egress to and from the above described property and Shelby County Highway No. 405.

- (B) Less and except property heretofore conveyed to my daughter, Sherry Lee Head, formerly Sherry Lee Hutto, a/k/a Sherry Hutto, as set forth in Real Book 078, Page 137, Probate Office of Shelby County, Alabama, to-wit:

Shelby County, AL 09/28/2012
State of Alabama
Deed Tax: \$177.00

Begin at the southeast corner of the Southeast Quarter of the Northwest Quarter of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama; thence in a Westerly direction along the South line of said quarter-quarter Section 325.00 feet; thence right 104 degrees 30 minutes in a Northeasterly direction 405.00 feet to the point of beginning; thence right 95 degrees 07 minutes 14 seconds in a Southeasterly direction 100.00 feet; thence left 86 degrees 11 minutes 36 seconds in a Northeasterly direction 139.28 feet; thence left 84 degrees 47 minutes 12 seconds in a Northwesterly direction 258.00 feet to the waters edge; thence left 94 degrees 25 minutes 12 seconds in a Southwesterly direction along said waters edge 180.00 feet; thence left 94 degrees 36 minutes in a Southeasterly direction 160.00 feet to the point of beginning. According to survey of W.J. Varnon, dated February 7, 1985. Subject to easements and rights of way of record. Also, a non-exclusive access easement over and across property lying to the South of the above described property, to provide ingress and egress to and from the above described property and Shelby County Highway No. 405.

- (C) Less and except property owned by my daughter, Sherry Jones Head, heretofore Sherry Lee Hutto, pursuant to Instrument No. 1994-00734, as recorded in the Probate Office of Shelby County, Alabama, including, to-wit:

All that part of SW 1/4 of NE 1/4, lying West of Shelby County Highway No. 405, in Section 1, Township 24 North, Range 15 East, except the following portion thereof which is excepted herefrom:

Begin at the NW corner of the SW 1/4 of NE 1/4 of Section 1, Township 24 North, Range 15 East, and run thence South along the West line of said 1/4 - 1/4 Section, a distance of 420 feet; thence run Southeasterly to a point on the West right of way line of Shelby County Highway No. 405 which is 660 feet, measured along the West right of way line of said Shelby County Highway No. 405, from the North line of said 1/4-1/4 Section; thence run Northerly along the West right of way line of Shelby County Highway No. 405 a distance of 660 feet to the North line of said 1/4-1/4 Section; thence run West along the North line of said 1/4-1/4 Section to the point of beginning. Subject to all rights of way and easements of record or in evidence through use.

- (D) Less and except property heretofore conveyed to my son, Terry Jones, as set forth in Real Book 018, Page 155, Probate Office of Shelby County, Alabama, and which is more particularly described as follows:

Begin at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama; thence in a Westerly direction along the South line of said quarter-quarter Section 325.00 feet to the point of beginning; thence right 104 degrees 30 minutes in a Northeasterly direction 163.00 feet; thence left 80 degrees 06 minutes 47 seconds in a Northwesterly direction 181.00 feet to the waters edge; thence left 80 degrees 32 minutes 24 seconds in a Southwesterly direction along said waters edge 280.00 feet to intersection with said South line; thence in an Easterly direction along said South line of 280.00 feet to the point of beginning. According to survey of W.M. Varnon dated February 7, 1985.

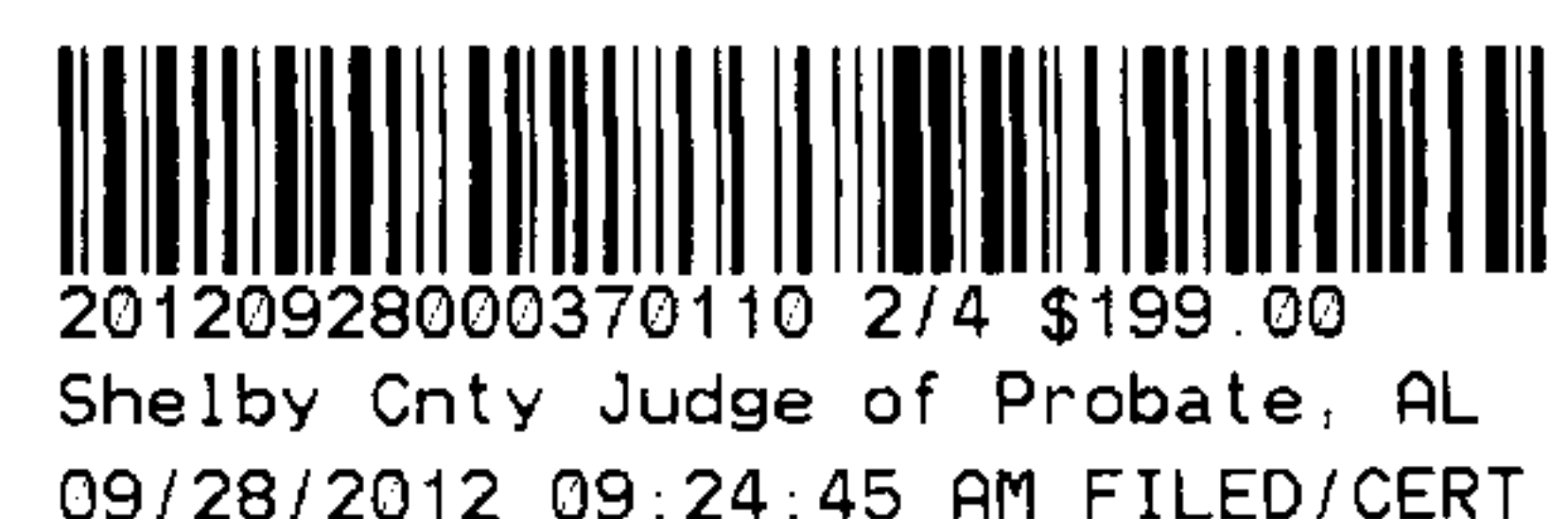
Subject to easements and rights of way of record, and subject to an easement of a uniform width of 20 feet over and along an existing driveway to provide ingress and egress to and from property situated to the North of the above described parcel and Shelby County Highway No. 405.

Eva Lovett, the mother of the grantor, died on or about March 6, 1975. L.P. Lovett, the father of the grantor, died on or about May 27, 1983.

Clifton Jones, the husband of the grantor, and the father of the grantees, died on or about September 1, 1993.

SUBJECT TO LIFE INTEREST OR LIFE ESTATE RESERVED BY THE GRANTOR.

TO HAVE AND TO HOLD unto the said GRANTEE, his, her or their heirs and assigns forever, subject to life interest or life estate reserved by the Grantor.



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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19 day of Sept, 2012.

Eva Lee Jones
Eva Lee Jones

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Eva Lee 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of September, 2012.

Judith R. Davis (SEAL)
Notary Public
My Commission Expires: 10/1/2014



20120928000370110 3/4 \$199.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Eva Lee Jones
Mailing Address 25 Lovett Lane
Shelby, AL 35143

Grantee's Name Larry Jones, 25 Lovett Lane
Sherry Jones, 85 Lovett Lane
Terry Jones, 25 Lovett Lane
Mailing Address Shelby, AL 35143

Property Address 344 Highway 405
Shelby, AL 35143

Date of Sale September 19, 2012
Total Purchase Price \$ N/A
or
Actual Value \$
or
Assessor's Market Value \$ 176,640.00

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 Assessment Notice (checked)

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.



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Instructions

- Grantor's name and mailing address - provide the name of the person or 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 September 19, 2012

Print Eva Lee Jones
Eva Lee Jones

Unattested
Judy R. Davis (verified by)

Sign Eva Lee Jones
(Grantor/Grantee/Owner/Agent) circle one