

Personal Representative Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Eighty Thousand and No/100ths Dollars (\$80,000.00) and other good and valuable consideration to it in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MICHAEL ALAN GIDDENS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LORENE C. GIDDENS, CASE #PR-2008-000529, SHELBY COUNTY, ALABAMA** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **JAMES A. JONES AND DEIDREE G. JONES** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

Lot No. 5, Ira King's Subdivision, situated in SW 1/4 of NE 1/4 of Section 23, Township 20 South, Range 3 West, according to the map of said subdivision recorded in Map Book 5, page 74, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

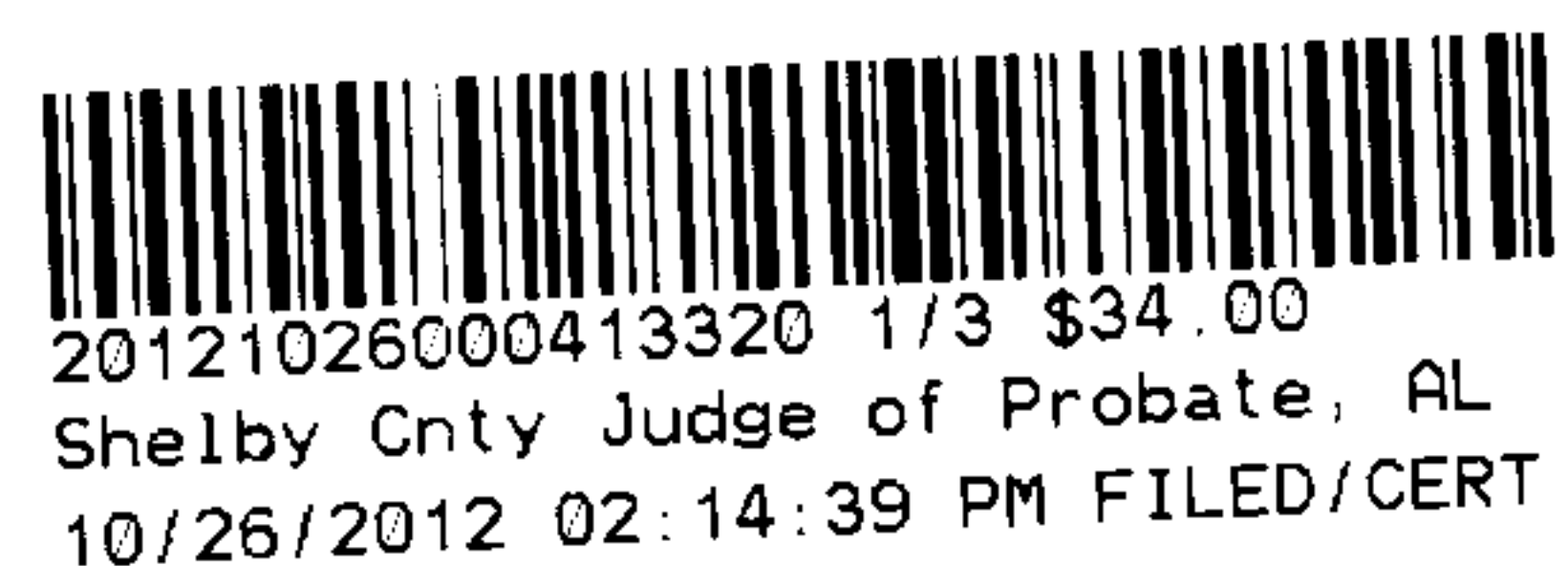
This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

- 1. Building Setback line of 35 feet reserved from King Circle, as shown per plat.**
- 2. Utility easements as shown by recorded plat, including, 10 feet along rear boundary.**
- 3. Restrictions, limitations and conditions as set out in Plat Book 5, page 74, in the Probate Office of Shelby Alabama.**

\$ 64,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

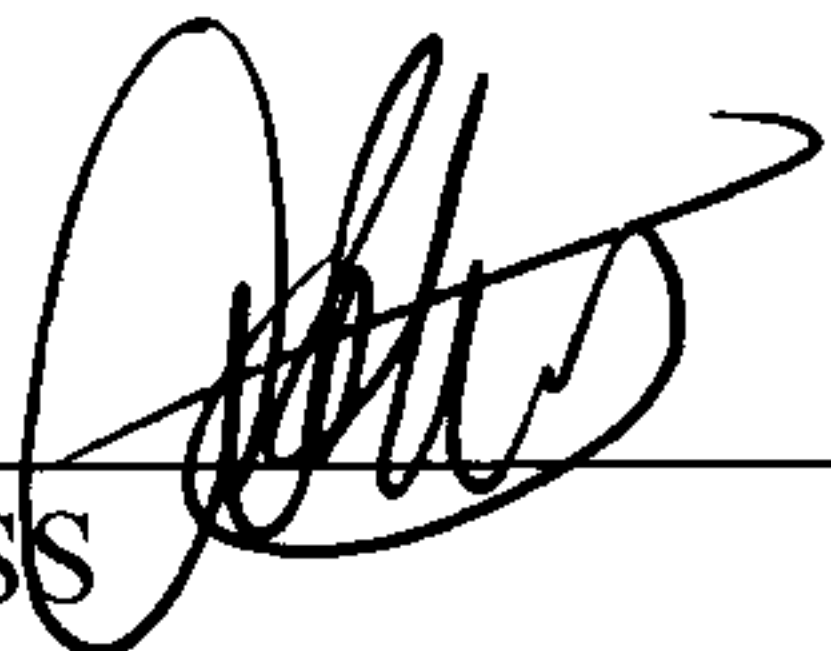
To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is




free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor MICHAEL ALAN GIDDENS as PERSONAL REPRESENTATIVE of THE ESTATE OF LORENCE C. GIDDENS, CASE NO. PR-2008-000529, SHELBY COUNTY, ALABAMA, who is authorized to execute this conveyance, has set its hand and seal this 23rd day of October, 2012.

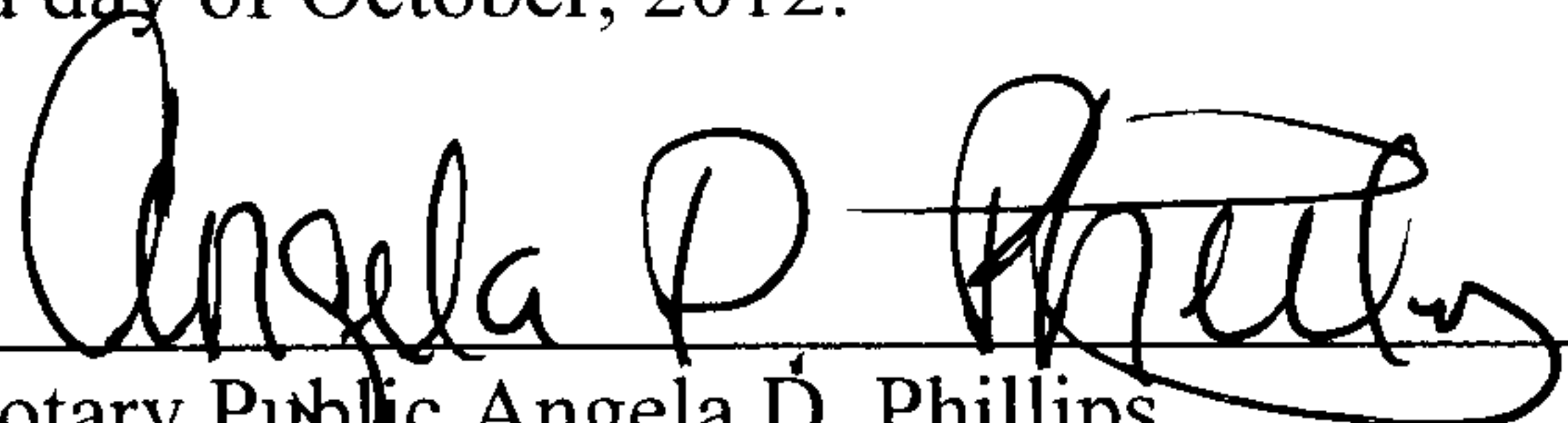
WITNESS 

THE ESTATE OF LORENE C. GIDDENS,
CASE #PR-2008-000529
By:  {L.S.}
Michael Alan Giddens, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

 I, the undersigned notary public, in and for said county and state, hereby certify that **Michael Alan Giddens, whose name as Personal Representative of The Estate of Lorene C. Giddens, Case #PR-2008-000529**, 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, they, in their capacity as said **Personal Representative of The Estate of Lorene C. Giddens, Case #PR-2008-000529**, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and seal this 23rd day of October, 2012.

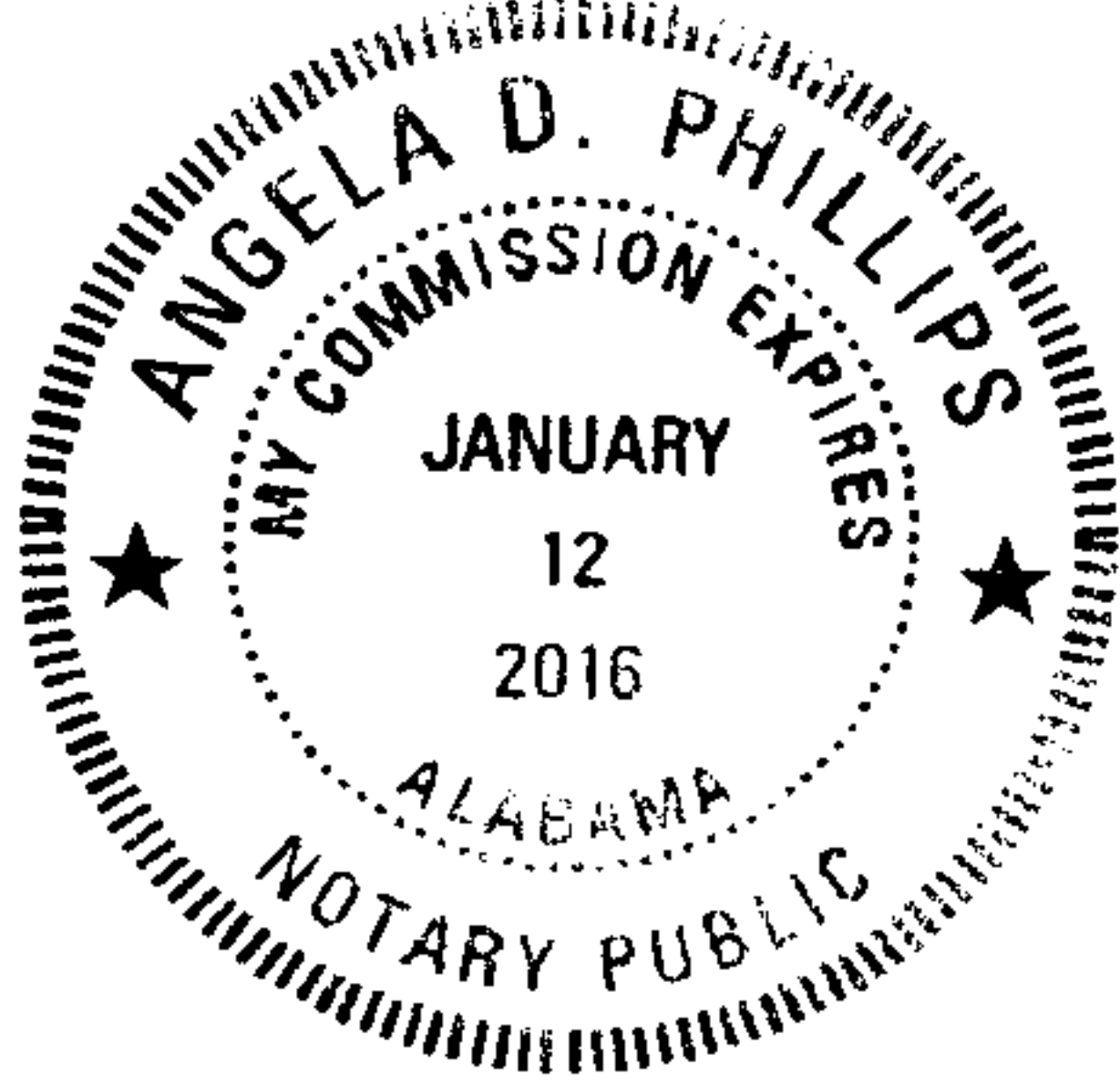

Notary Public Angela D. Phillips
My commission expires 01/12/2016


SEND TAX NOTICE TO:

Deidree G. Jones
409 King Valley Drive
Pelham, AL 35124

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2012-08-2044




20121026000413320 2/3 \$34.00
Shelby Cnty Judge of Probate, AL
10/26/2012 02:14:39 PM FILED/CERT

Shelby County, AL 10/26/2012
State of Alabama
Deed Tax: \$16.00

Real Estate Sales Validation Form

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

Grantor's Name Michael Alan Giddens
Mailing Address 105 Maple St
Maylene AL 35114

Grantee's Name James A Jones
Mailing Address 409 King Valley Dr
Pelham AL 35124

Property Address 409 King Valley Dr.
Pelham AL 35124

Date of Sale 10/23/12
Total Purchase Price \$ 80,000.00


or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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


20121026000413320 3/3 \$34.00
Shelby Cnty Judge of Probate, AL
10/26/2012 02:14:39 PM FILED/CERT

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 10/23/12
[Signature]
Unattested (verified by)

Print Michael Alan Giddens
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one