

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Randall Jones
1261 Hwy 141
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seventy Two Thousand Thirty dollars and Zero cents (\$72,030.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Evelyn M. Hall, a single woman, and James M. Hall, Jr., a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Randall Jones and Cassie Jones (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

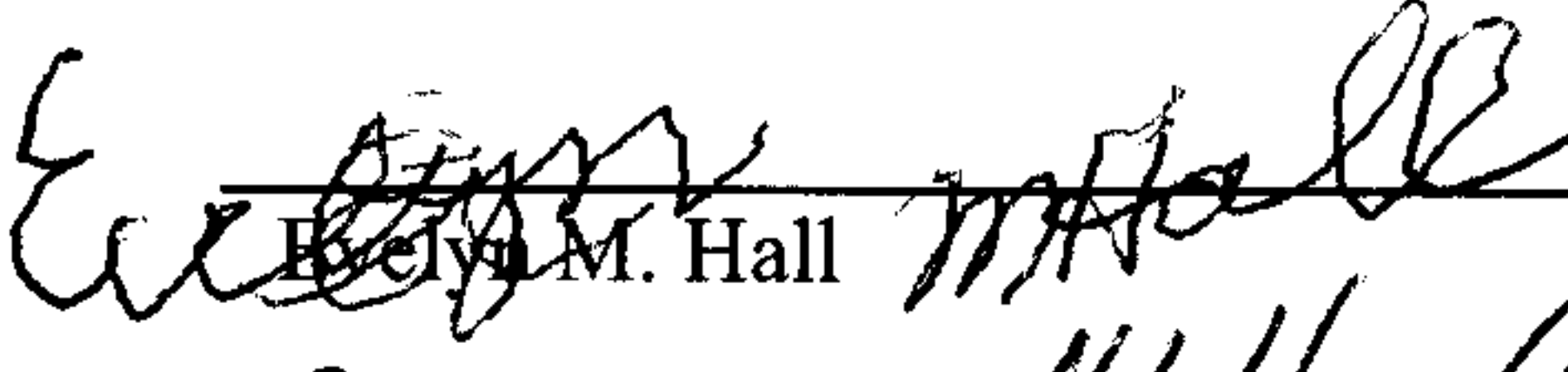
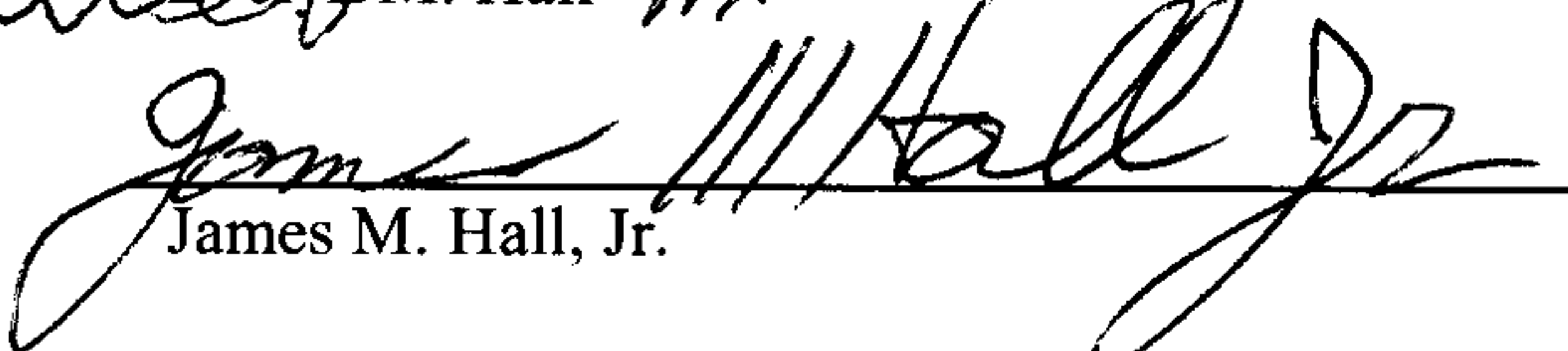
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$62,030.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of February, 2013.

_____	(Seal)		_____	(Seal)
_____	(Seal)		_____	(Seal)
_____	(Seal)	_____	_____	(Seal)
			_____	(Seal)


STATE OF ALABAMA

} General Acknowledgment

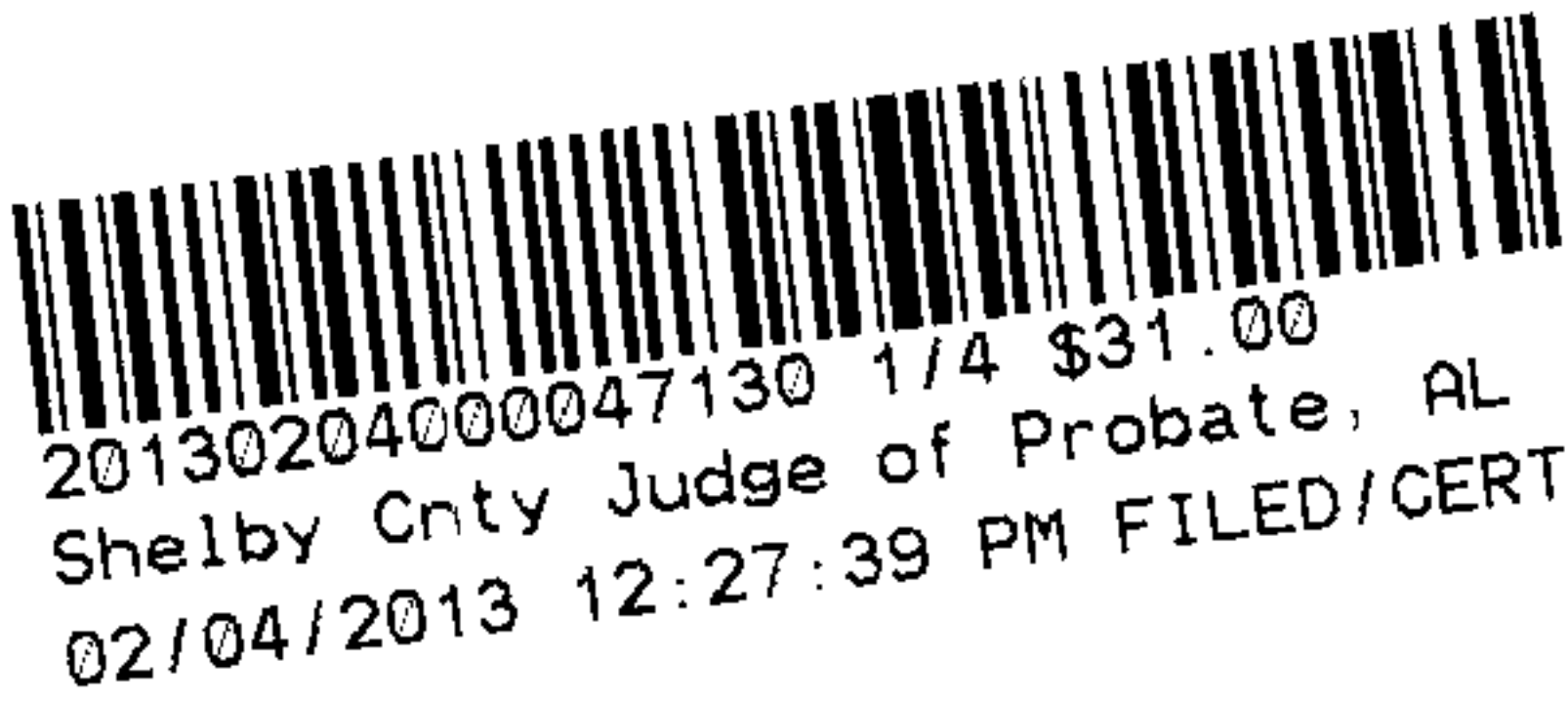
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn M. Hall 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 1st day of February, 2013.


Notary Public

MY COMMISSION EXPIRES ON 6/20/15



STATE OF ALABAMA

}

General Acknowledgment

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Hall, Jr. 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 1st day of February, 2013..

Donna Shannon
Notary Public

MY COMMISSION EXPIRES ON 6/20/15

Shelby County, AL 02/04/2013
State of Alabama
Deed Tax: \$10.00



20130204000047130 2/4 \$31.00
Shelby Cnty Judge of Probate, AL
02/04/2013 12:27:39 PM FILED/CERT

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 1 EAST, BEING THE SAME LAND DESCRIBED IN A DEEDS TO EVELYN M. AND JAMES M. HALL, Jr., RECORDED IN INSTRUMENT NUMBER 2008-43672, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

ALL OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 LYING SOUTHWEST OF COUNTY ROAD 51, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A CONCRETE MONUMENT, FOUND AT THE NORTHEAST CORNER OF SAID SECTION 22,

THENCE N 89°39'03" W, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1209.01 FEET TO A 1/2" REBAR, SET AT THE POINT OF BEGINNING, ON THE SOUTHWEST EDGE OF COUNTY ROAD NO. 51;

THENCE N 89°39'03" W, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 130.53 FEET TO A 1/2" REBAR, SET AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE S 00°00'45" W, ALONG THE WEST LINE OF SAID 1/16 SECTION, A DISTANCE OF 1321.24 FEET TO A 1/2" REBAR, SET AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE S 89°40'28" E, ALONG THE SOUTH LINE OF SAID 1/16 SECTION, A DISTANCE OF 1339.06 FEET TO A 1/2" REBAR, SET AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE N 00°01'59" E, ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 69.25 FEET TO A 1/2" REBAR, SET ON THE SOUTHWEST EDGE OF COUNTY ROAD NO. 51;

THENCE NORTHWESTERLY ALONG THE SOUTHWEST EDGE OF THE PRESCRIPTIVE EASEMENT OF COUNTY ROAD NO. 51 THE FOLLOWING COURSES AND DISTANCES,

N 50°14'12" W, A DISTANCE OF 19.61 FEET,

ALONG A CURVE, TO THE RIGHT, IN SAID EASEMENT, HAVING A RADIUS OF 520.00 FEET AND A CHORD BEARING OF N 43°43'43" W, AN ARC LENGTH OF 118.13 FEET,

N 37°13'14" W, A DISTANCE OF 407.33 FEET,

ALONG A CURVE, TO THE LEFT, IN SAID EASEMENT, HAVING A RADIUS OF 480.00 FEET AND A CHORD BEARING OF N 42°05'23" W, AN ARC LENGTH OF 81.58 FEET,

N 46°57'32" W, A DISTANCE OF 709.26 FEET,

ALONG A CURVE, TO THE RIGHT, IN SAID EASEMENT, HAVING A RADIUS OF 2020.00 FEET AND A CHORD BEARING OF N 45°53'28" W, AN ARC LENGTH OF 75.29 FEET,

N 44°49'23" W, A DISTANCE OF 337.97 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 24.01 ACRES OF LAND.



20130204000047130 3/4 \$31.00
Shelby Cnty Judge of Probate, AL
02/04/2013 12:27:39 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 James M. Hall Grantee's Name Randall Jones
Mailing Address 185 McEwen Farm Rd Mailing Address 1261 Hwy 441
Wilsonville AL Wilsonville AL
35186 35186

Property Address Vacant Date of Sale 2-1-13
Lot Off Total Purchase Price \$ 72,030.00
Hwy #51 Or
Actual Value \$ _____
Or
Assessors 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement _____

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 2/1/13

Unattested _____
(verified by)

Print JAMES M HALL JR
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

