

This instrument was prepared by:

**Mitchell A. Spears
Attorney at Law
P O Box 119
Montevallo AL 35115
1-205-665-5076**

**Send Tax Notice to: Jason K. Lewis
Amanda H. Lewis
3044 Hidden Forest Cove
Montevallo, AL 35115**

Warranty Deed, Jointly For Life With Remainder To Survivor

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of FORTY THOUSAND and 00/100 DOLLARS (\$40,000.00), to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Christine Jones, an unmarried woman, whose address is 89 Daffodil Road, Alabaster, Alabama 35007

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto

Jason K. Lewis and Amanda H. Lewis, whose address is 3044 Hidden Forest Cove, Montevallo, Alabama 35115

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama, the address of which is 89 B Daffodil Road, Alabaster, AL 35007, to-wit:

Lot 2, according to a Survey of Christine Jones Family Subdivision recorded in Map Book 43, Page 73 in the Probate Office of Shelby County, Alabama.

ALSO:

An Ingress/Egress and Utility Easement, recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 43, Page 73, being the Christine Jones Family Subdivision and being more particularly described as follows:

Commence at the NE corner of the NE ¼ of the SW ¼ of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 01 degree 12 minutes 55 seconds East, a distance of 210.38 feet to the POINT OF BEGINNING OF EASEMENT; thence South 88 degrees 35 minutes 24 seconds East, a distance of 23.53 feet to a point being the NE corner of Lot 1 of above said recorded map; thence South 25 degrees 53 minutes 10 seconds West, a distance of 101.97 feet; thence South 04 degrees 57 minutes 04 seconds West, a distance of 166.46 feet; thence North 86 degrees 44 minutes 23 seconds West, a distance of 20.01 feet; thence North 04 degrees 57 minutes 04 seconds East, a distance of 170.74 feet; thence North 17 degrees 06 minutes 26 seconds East, a distance of 91.29 feet; thence South 88 degrees 35 minutes 24 seconds East, a distance of 13.75 feet to the POINT OF BEGINNING OF SAID EASEMENT.


20130501000176870 1/3 \$26.00
Shelby Cnty Judge of Probate, AL
05/01/2013 10:28:16 AM FILED/CERT

Shelby County, AL 05/01/2013
State of Alabama
Deed Tax: \$8.00

- All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
- Taxes for 2013 and subsequent years.
- Permit to Alabama Power Company recorded in Deed Book 123, Page 415 and Deed Book 154, Page 424.
- Easement to Alabama Power Company recorded in Inst. No. 2010071900022969.
- Rights of way to Plantation Pipe Line recorded in Deed Book 112, Page 260 (as to any part of caption lands in NW ¼ of SE ¼)
- PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF CENTRAL STATE BANK IN THE AMOUNT OF \$32,000.00, EXECUTED ON EVEN DATE HERewith.

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of April, 2013.

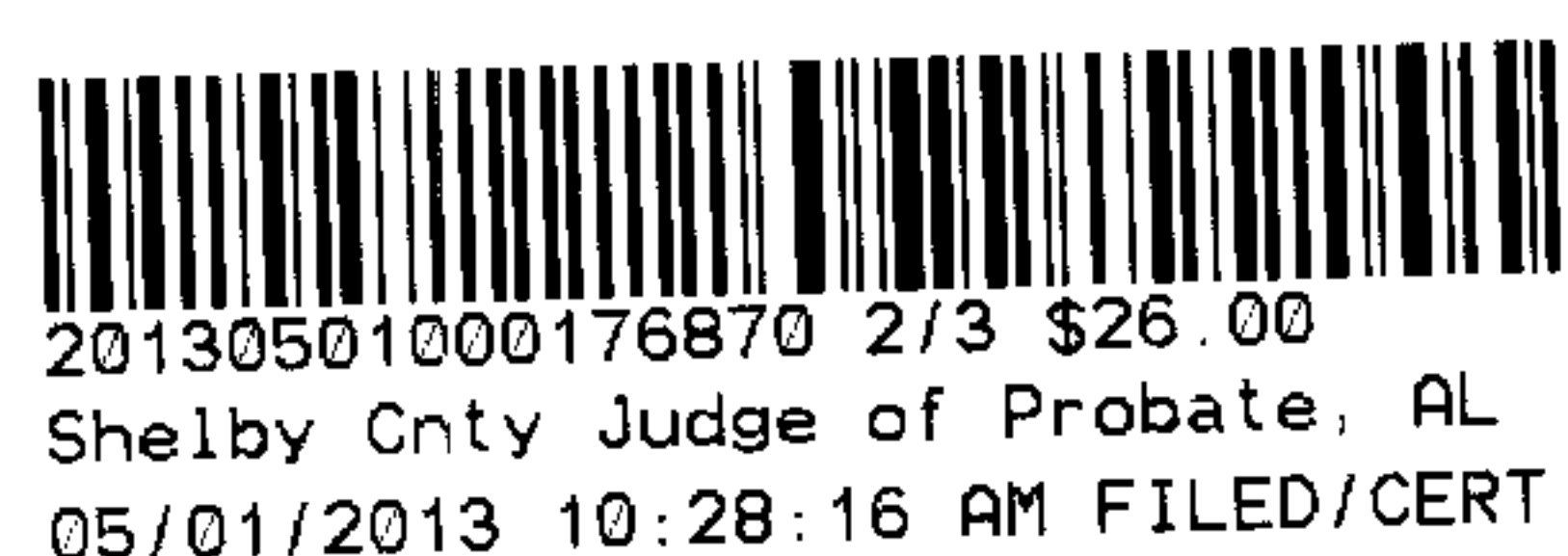
Christine Jones
Christine Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Christine 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 that same bears date.

Given under my hand and official seal, this the 30th day of April, 2013.

Notary Public
My Commission Expires: 8/13/13



Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name Christine Jones
Mailing Address 89 Daffodil Road
Alabaster, AL 35007

Grantee's Name Jason K. Lewis
Mailing Address Amanda Lewis *ML*
3044 Hidden Forest Cove
Montevallo, AL 35115

Property Address 89 B Daffodil Road
Alabaster, AL 35007

Date of Sale April 30, 2013
Total Purchase Price \$ 40,000.00
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 _____

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 4/30/2013

Print Christine Jones

Verified by: Mitchell A. Spears

Sign Christine Jones
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
COUNT OF SHELBY)

Sworn to and subscribed before me this the 30th day of April, 2013.


20130501000176870 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
05/01/2013 10:28:16 AM FILED/CERT

MA
Notary Public
My commission expires: 8/13/13