


STATE OF ALABAMA)
SHELBY COUNTY)


20130506000184370 1/4 \$65.00
Shelby Cnty Judge of Probate, AL
05/06/2013 11:57:03 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that:

WHEREAS, the undersigned JESSICA C. SIMMONS, an unmarried woman (Grantor) is the owner and record title holder of all that real property situated in Shelby County, Alabama and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (Property); and

WHEREAS, Grantor has heretofore executed and delivered to Shane M. Jones (Grantee) that certain mortgage recorded in Instrument #20110727000218270 in the Office of the Judge of Probate of Shelby County, Alabama (Mortgage), conveying the Property as security for the indebtedness recited therein; and

WHEREAS, Grantor has requested that she be permitted to, and has agreed to, convey the Property to Grantee in consideration of a credit by Grantee to Grantor from and against the indebtedness secured by the Mortgage; and

WHEREAS, the Grantor and the Grantee have mutually agreed upon the amount of the credit and Grantor acknowledges that such credit and other considerations given to Grantor by Grantee are fair, equitable, beneficial to and in the best interest of Grantor; and

WHEREAS, the Grantee, by the acceptance of this Deed, shall in consideration thereof, credit the agreed amount of the indebtedness secured by the Mortgage.

NOW, THEREFORE, in consideration of the premises and of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the Grantee the receipt of which the Grantor hereby acknowledges, and the aforesaid agreement of the Grantee to credit the agreed amount of the indebtedness secured by the Mortgage, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto Shane M. Jones, all of the certain real property situated in Shelby County, Alabama, and more particularly described in Exhibit "A" attached hereto and made a part hereof, together with any and all rights of redemption, statutory or equitable, of the Grantor with respect thereto. Grantor expressly makes this conveyance without reservation or retention of any rights of redemptions, statutory or equitable.

TO HAVE AND TO HOLD to Shane M. Jones, his successors and assigns, in fee simple forever.

That undersigned Grantor covenants with the Grantee that she is the owner of the Property and has a good right to sell and convey the same; that the same is free of all encumbrances except the Mortgage; and that the Grantor will forever warrant and defend its title to the Property to the Grantee, its successors and assigns, forever. All covenants and agreements made herein shall bind the Grantor and her heirs and assigns.

Shelby County, AL 05/06/2013
State of Alabama
Deed Tax: \$44.00

It is understood and agreed that the lien and title of the Mortgage shall not be merged in the title hereby conveyed, and that if for any reason this conveyance shall be held ineffective in any particular, or in the event of the setting aside of this conveyance in any proceeding instituted under any bankruptcy or other law, or in the event the survival of the lien and title of the Mortgage is necessary or appropriate to protect the interest and complete title of Grantee, the Grantee shall be subrogated to, or shall be considered to have retained, all of its lien, title and rights under the Mortgage and the indebtedness secured thereby, and in any such event the Grantee shall have the right to proceed to a foreclosure of the Mortgage as determined by Grantee in all respects as if this instrument had not been executed.

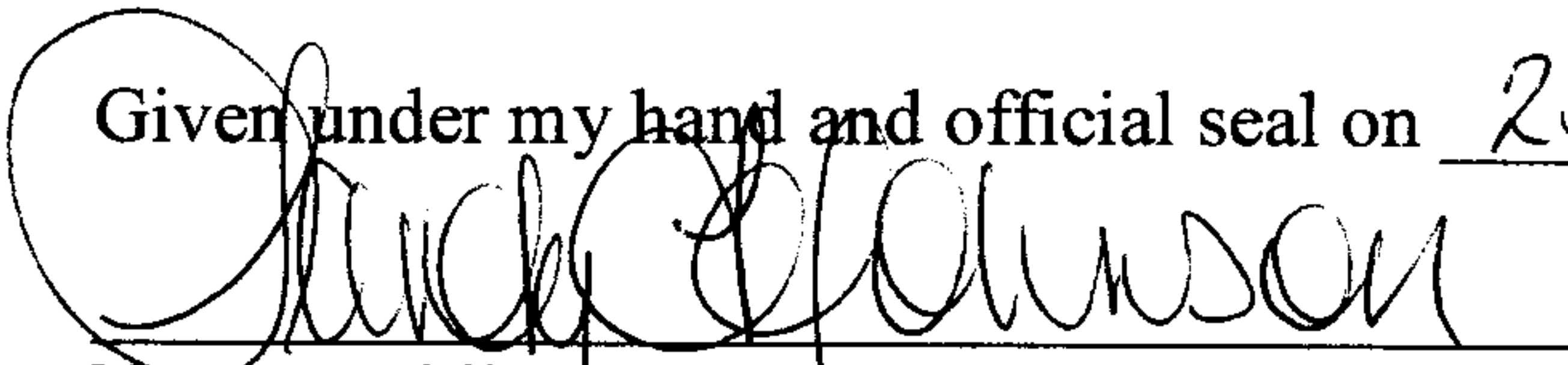
IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument and set their hands and their seals hereunto, all on this 23th day of April, 2013.

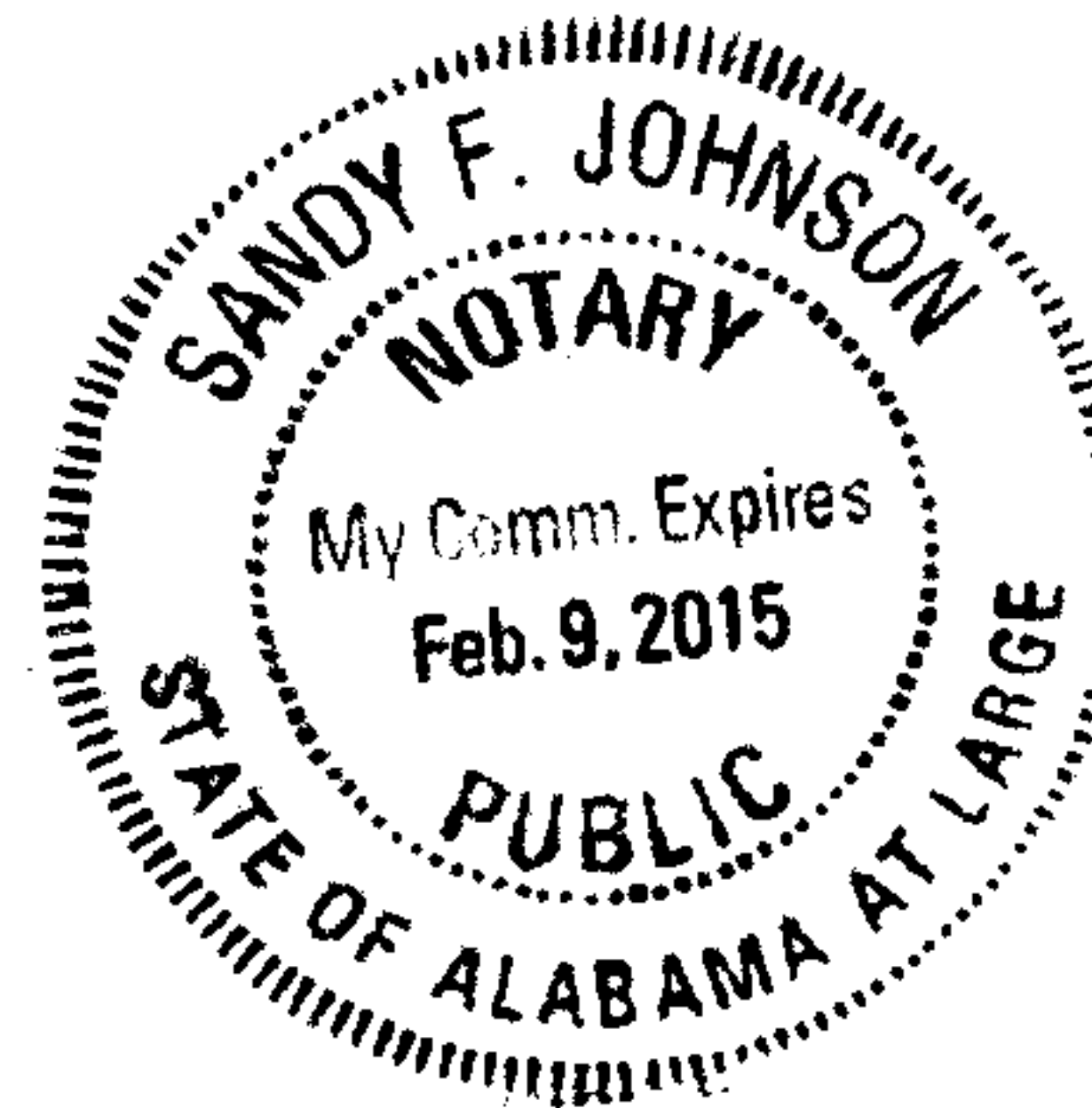

JESSICA C. SIMMONS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica C. Simmons, 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 on 23rd day of April, 2013.


Notary Public
Commission Expires:



Instrument Prepared By:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124



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EXHIBIT "A"

Lot No. 20, according to R. E. Whaley subdivision of the town of Maylene, Alabama, as shown by map of subdivision on record in Probate Office, Shelby County, Alabama.

All that part of Lot 19 of R. E. Whaley's Map of the town of Maylene, Alabama, not previously conveyed to Ricky R. Roper and Anita Roper by deed recorded in Deed Book 332, Page 191 in the Probate Office of Shelby County, Alabama.



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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 Jessica Simmons
Mailing Address 962 Highway 270
Maylene, Alabama 35114

Grantee's Name Shane M. Jones
Mailing Address 200 Salters Path
Montevallo, Alabama 35115

Property Address 10141 Highway 17
Maylene, Alabama 35114

Date of Sale 4/23/2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 44,000.00

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 Assessed 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,

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, 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 4/23/13

Print

Sign

Unattested

(verified by)

Print Form

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

