


This instrument was prepared by:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051


20130522000209230 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/22/2013 09:56:52 AM FILED/CERT

Send Tax Notice to:
Dustin Carroll Smith
234 Cedar Lane
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That pursuant to devise under the Will of Hilda Carolyn Jones, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dustin Carroll Smith, Personal Representative of the Estate of Hilda Carolyn Jones, deceased, Probate Case PR-2013-000218, in the Probate Office of Shelby County, Alabama, (herein referred to as grantor)** grant, bargain , sell and convey unto **Dustin Carroll Smith and wife, Jane H. Smith (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

NOTE: Hilda Carolyn Jones is one and the same person as Carolyn Jones, surviving grantee in that certain deed recorded in Instrument #1993-09628; the other grantee, Carroll Jones, having died on or about the 22nd day of October, 2012.


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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of May, 2013.

The Estate of Hilda Carolyn Jones, deceased
Probate Case PR-2013-000218, in the Probate
Office of Shelby County, Alabama


By: Dustin Carroll Smith
Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **DUSTIN CARROLL SMITH**, whose name as Personal Representative of the Estate of Hilda Carolyn Jones, deceased, Probate Case PR-2013-000218, in the Probate Office of Shelby County, Alabama, 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, as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2013.


Notary Public

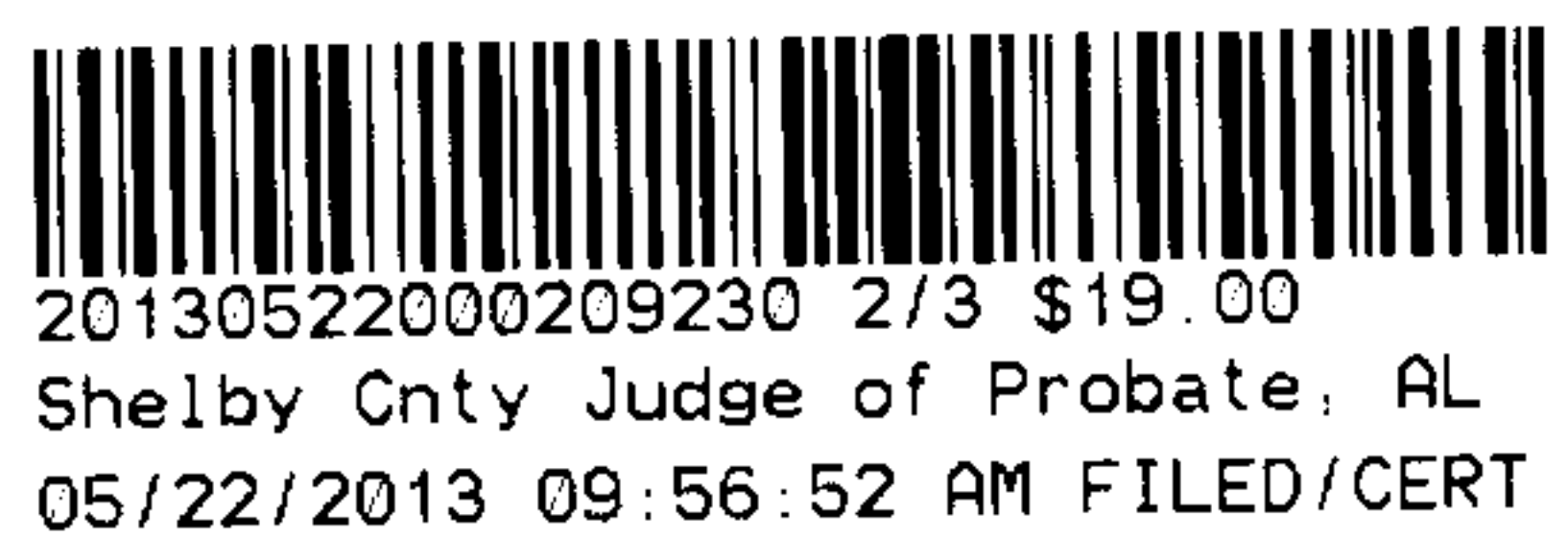
My commission expires: 10/4/16

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2:

Commence at the NE corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 701.87 feet; thence South 88 degrees 24 minutes 45 seconds West, a distance of 1298.05 feet; thence South 00 degrees 02 minutes 27 seconds West, a distance of 129.08 feet to the point of beginning; thence continue along the last described course a distance of 323.06 feet; thence South 86 degrees 12 minutes 11 seconds West a distance of 360.86 feet; thence South 01 degrees 02 minutes 57 seconds East a distance of 172.66 feet; thence South 88 degrees 39 minutes 35 seconds West, a distance of 273.40 feet; thence North 00 degrees 03 minutes 30 seconds East a distance of 487.51 feet to the beginning of a curve to the left, having a radius of 589.41 feet; a central angle of 09 degrees 17 minutes 42 seconds, and subtended by a chord which bears North 82 degrees 33 minutes 38 seconds East, and a chord distance of 95.52 feet; thence along the arc of said curve, a distance of 95.62 feet; thence North 87 degrees 12 minutes 29 seconds East, a distance of 535.89 feet to the point of beginning.

Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Estep Hilda Carolyn
Mailing Address Jones J

Grantee's Name Dustin Carroll Smith
Mailing Address _____

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 222,134.99

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
pursuant to devise of will

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 _____

Print Dustin Carroll Smith, PR

☐ Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one

