

This instrument was provided by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051



20130620000254110 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
06/20/2013 03:20:09 PM FILED/CERT

Send Tax Notice to:

Willie Jackson

PO BOX 614

Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE DOLLAR AND 00/100 DOLLARS (\$1.00)**, and 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,

Katie Thomas, a single woman

(herein referred to as grantor) grant, bargain , sell and convey unto,

Willie Jackson and Betty Jackson

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Subject to all easements, restrictions and rights-of-way of record.

This property constitutes no part of the homestead of the grantor, or of his/her spouse.

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

\$0.00 of the above-recited consideration was paid from a mortgage recorded 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, 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 19th day of June, 2013

Katie Thomas

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

Katie Thomas

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of June, 2013.

Notary Public

My Commission Expires: 1-9-17

Shelby County, AL 06/20/2013
State of Alabama
Deed Tax: \$30.00

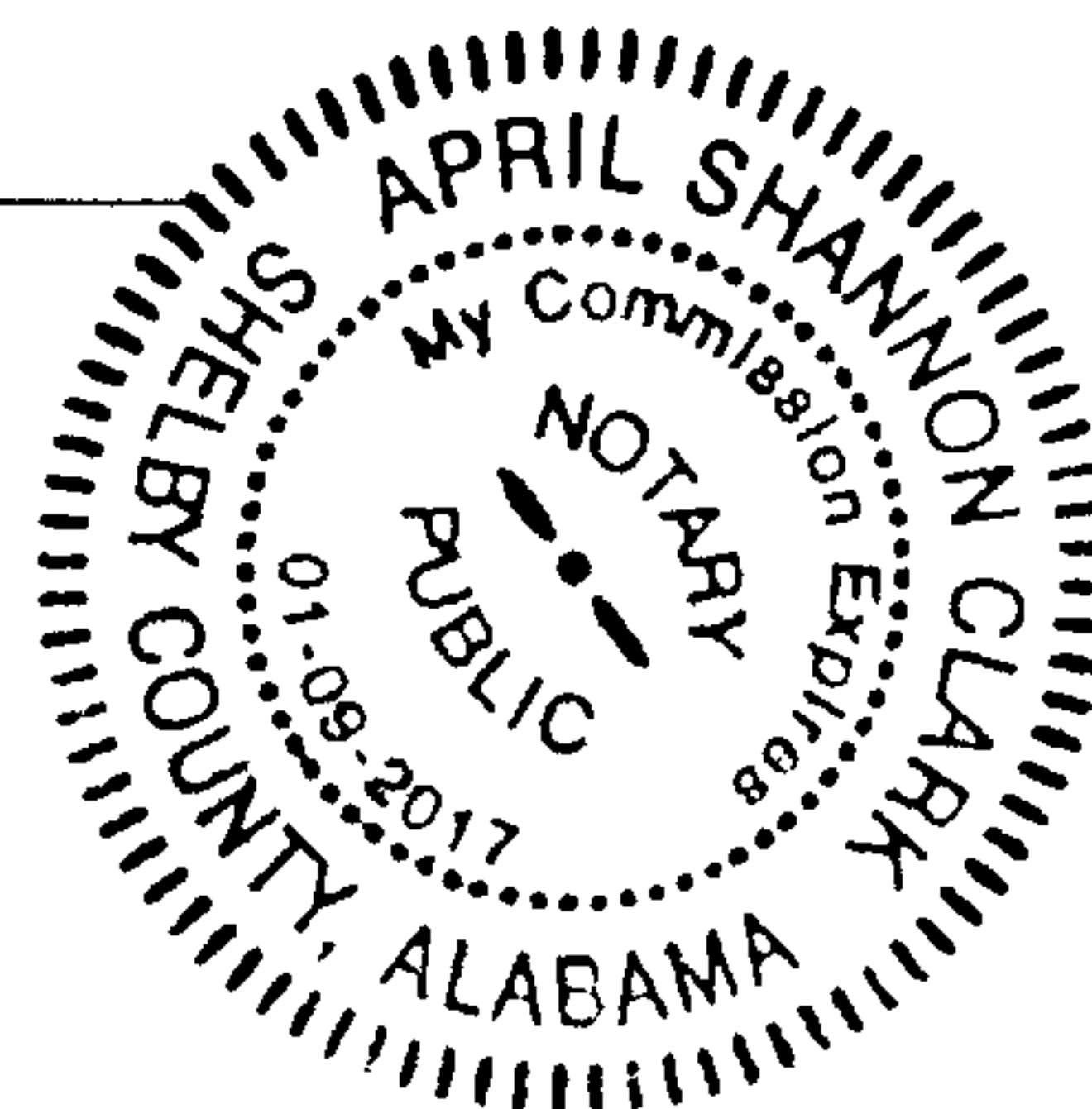
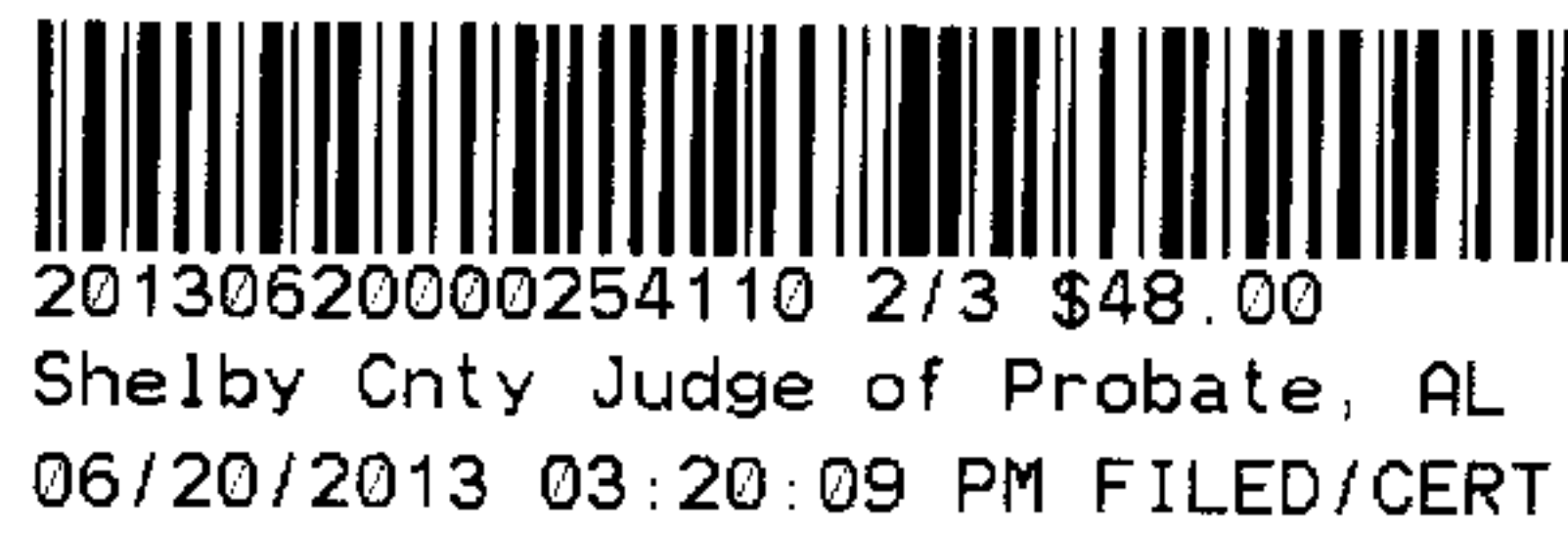


EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Begin at the Southwest corner of Lot 23, The Willows, Phase 1, as recorded in the Probate Office of Shelby County, Alabama in Map Book 27, Page 62, said point being on the northeasterly right-of-way of Shelby County Highway #83; thence along said right-of-way with a curve turning to the left with an arc length of 97.61', with a radius of 2025.85', with a chord bearing of S 55 deg 48' 45" E, with a chord length of 97.60'; thence N 69 deg 51' 07" E and leaving said right-of-way a distance of 175.17' to a point on the westerly right-of-way of Cotton Circle; thence N 17 deg 36' 47" W along said right-of-way a distance of 108.42'; thence along said right-of-way with a curve turning to the right with an arc length of 24.15', with a radius of 230.75', with a chord bearing of N 14 deg 36' 51" W, with a chord length of 24.14' to the Southeast corner of said Lot 23; thence S 57 deg 20' 50" W along the southerly boundary line of said Lot 23 a distance of 245.01' to the Point of Beginning.

Said parcel containing 0.52 acres, more or less.



Real Estate Sales Validation Form

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

Grantor's Name Katie Thomas
Mailing Address 171 Cotton Ln
Vincent AL 35178

Grantee's Name Willie Jackson
Mailing Address PO Box 614
Vincent AL 35178

Property Address Vacant lot
on Cotton Lane
Vincent

Date of Sale 6-19-13
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 30,000.00

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 tax 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, 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 _____

Print Katie Thomas

☐ Unattested

Sign Katie Thomas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1