

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

Send Tax Notice To: James Crawford Schatz  
140 Ridgewood Dr  
Trussville, AL 35173

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Seventy Thousand dollars and Zero cents (\$270,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Brandon E. Jones and wife, Jennifer P. Jones (as to an undivided one-half interest) and Brian E. Jones and wife, Laura H. Jones (as to an undivided one-half interest) (herein referred to as grantors) do grant, bargain, sell and convey unto James Crawford Schatz and Carol Joiner Schatz (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 EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

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.

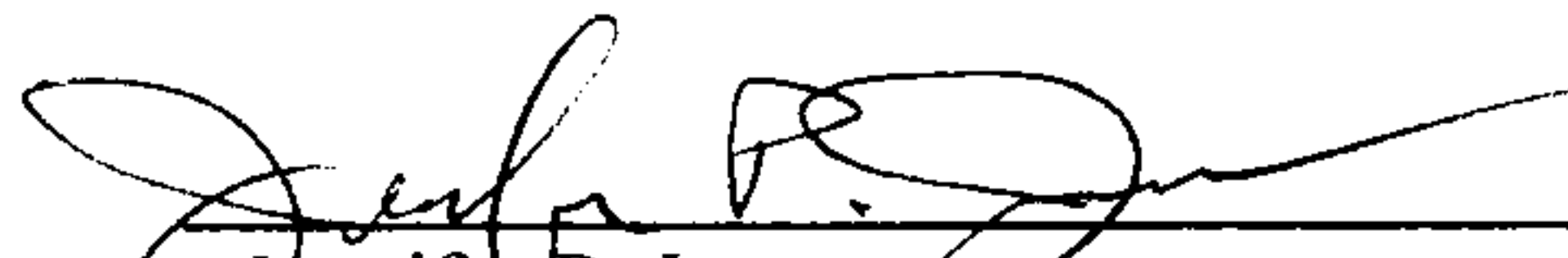
\$216,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 9th day of September, 2013.

  
Brandon E. Jones (Seal)

  
Jennifer P. Jones (Seal)

  
Brian E. Jones (Seal)

BY: Brandon E. Jones, As Power of Attorney  
  
BY: Brandon E. Jones, As Power of Attorney (Seal)

  
Laura H. Jones (Seal)

BY: Brandon E. Jones, As Power of Attorney  
BY: Brandon E. Jones, As Power of Attorney (Seal)

\_\_\_\_\_  
(Seal)

Shelby County, AL 09/17/2013  
State of Alabama  
Deed Tax: \$270.00

STATE OF ALABAMA

}

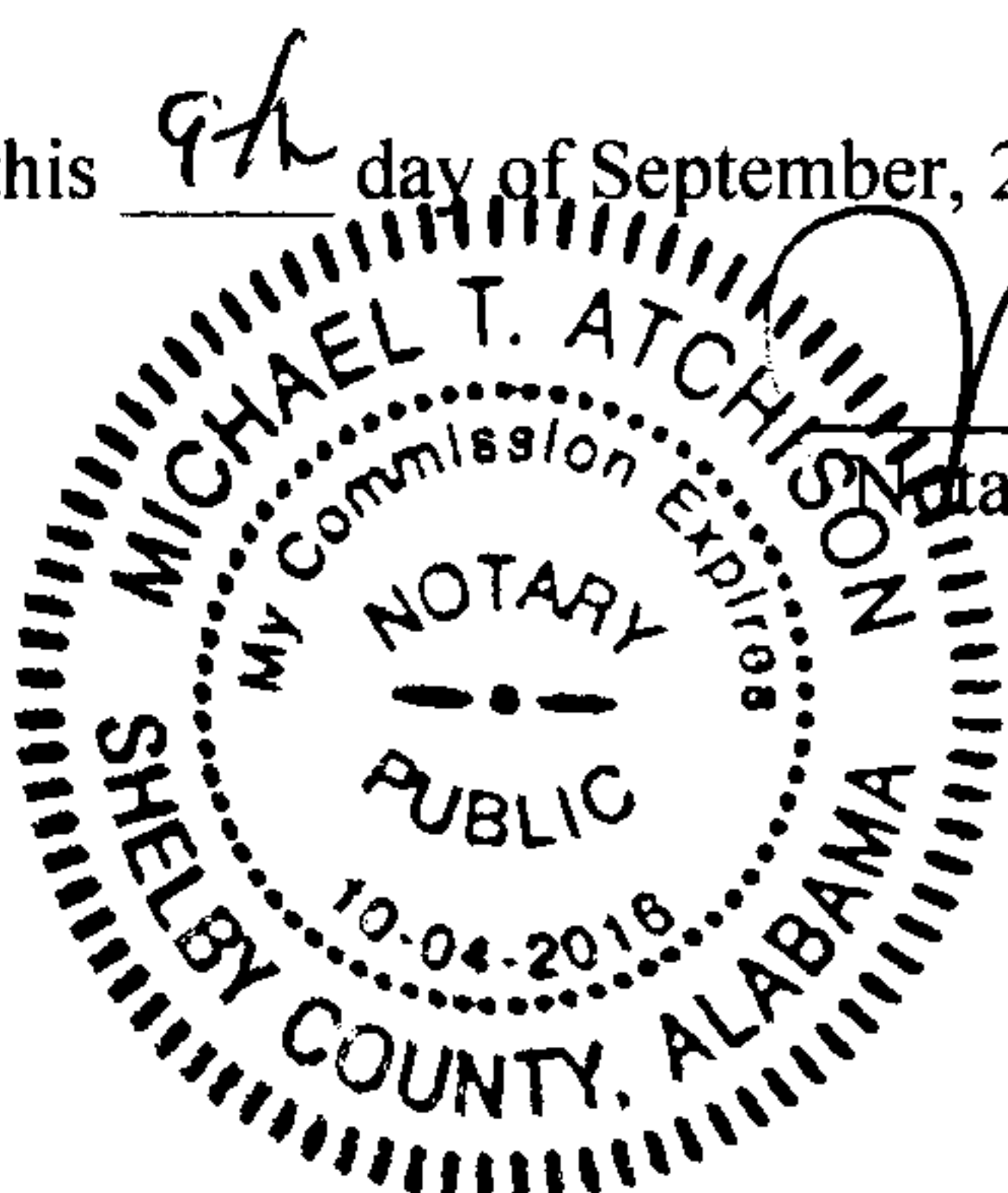
General Acknowledgment

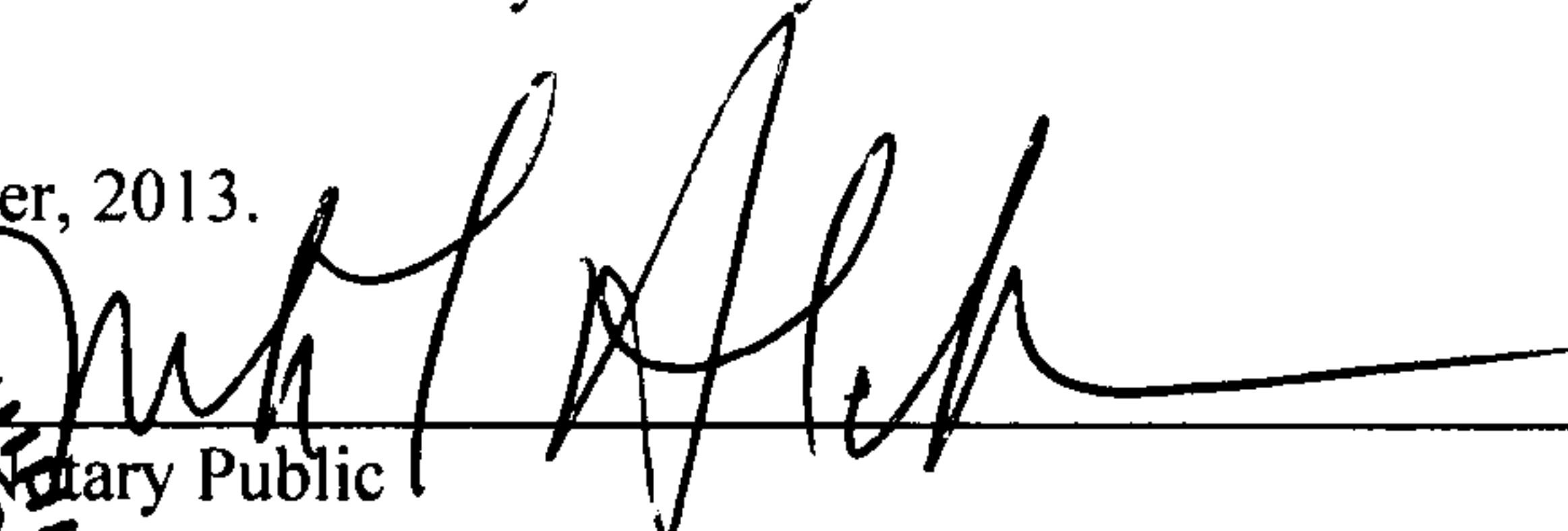
COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon E. Jones and wife, Jennifer P. Jones (as to an undivided one-half interest) and Brian E. Jones and wife, Laura H. Jones (as to an undivided one-half interest) ByL Brandon E. Jones, As Power of Attorney whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2013.

My Commission Expires: 10-4-16



  
\_\_\_\_\_  
Notary Public

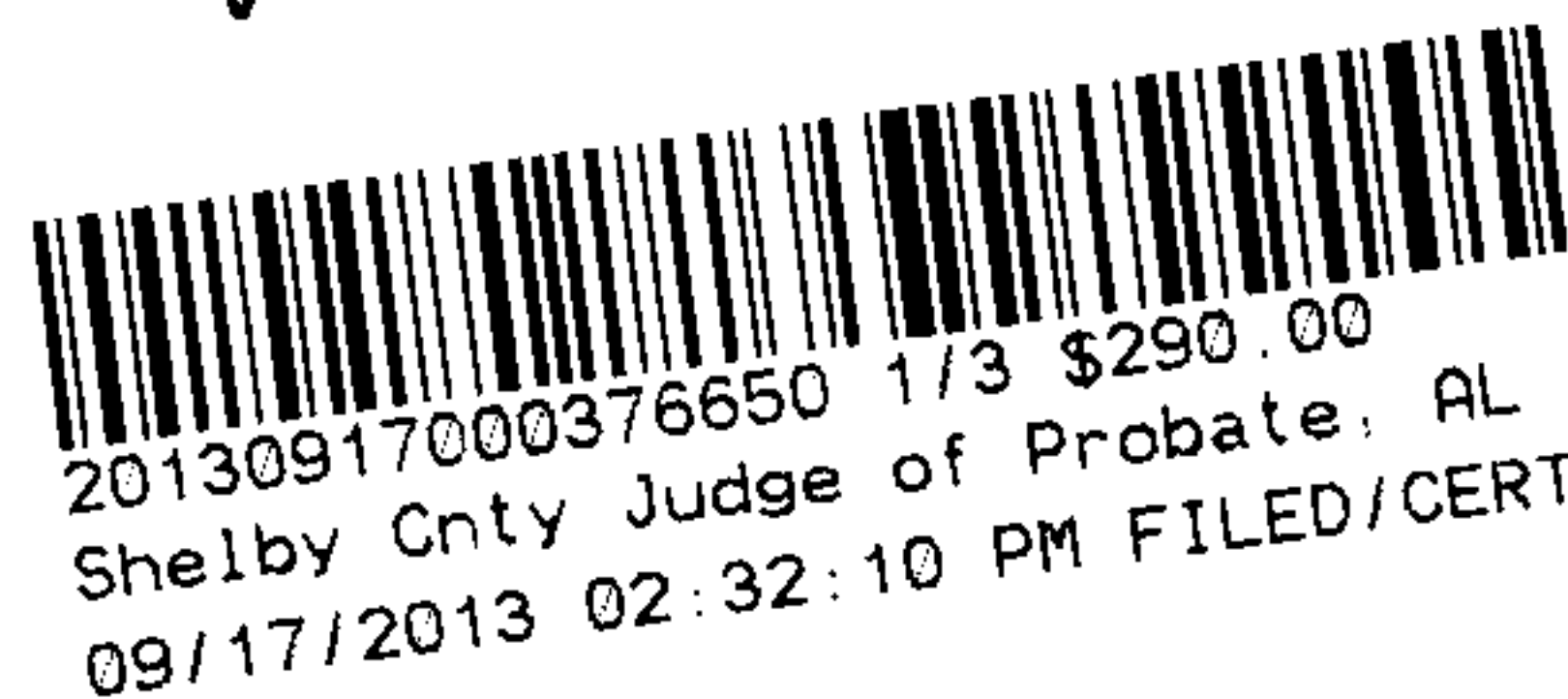


EXHIBIT A

A parcel of land situated in the Southwest Quarter of the Southwest quarter of Section 4 and partly in the Southeast quarter of the Southeast quarter of Section 5 and partly in the Northeast Quarter of the Northeast Quarter of Section 8, all in Township 18 South, Range 2 East and being more particularly described as follows:

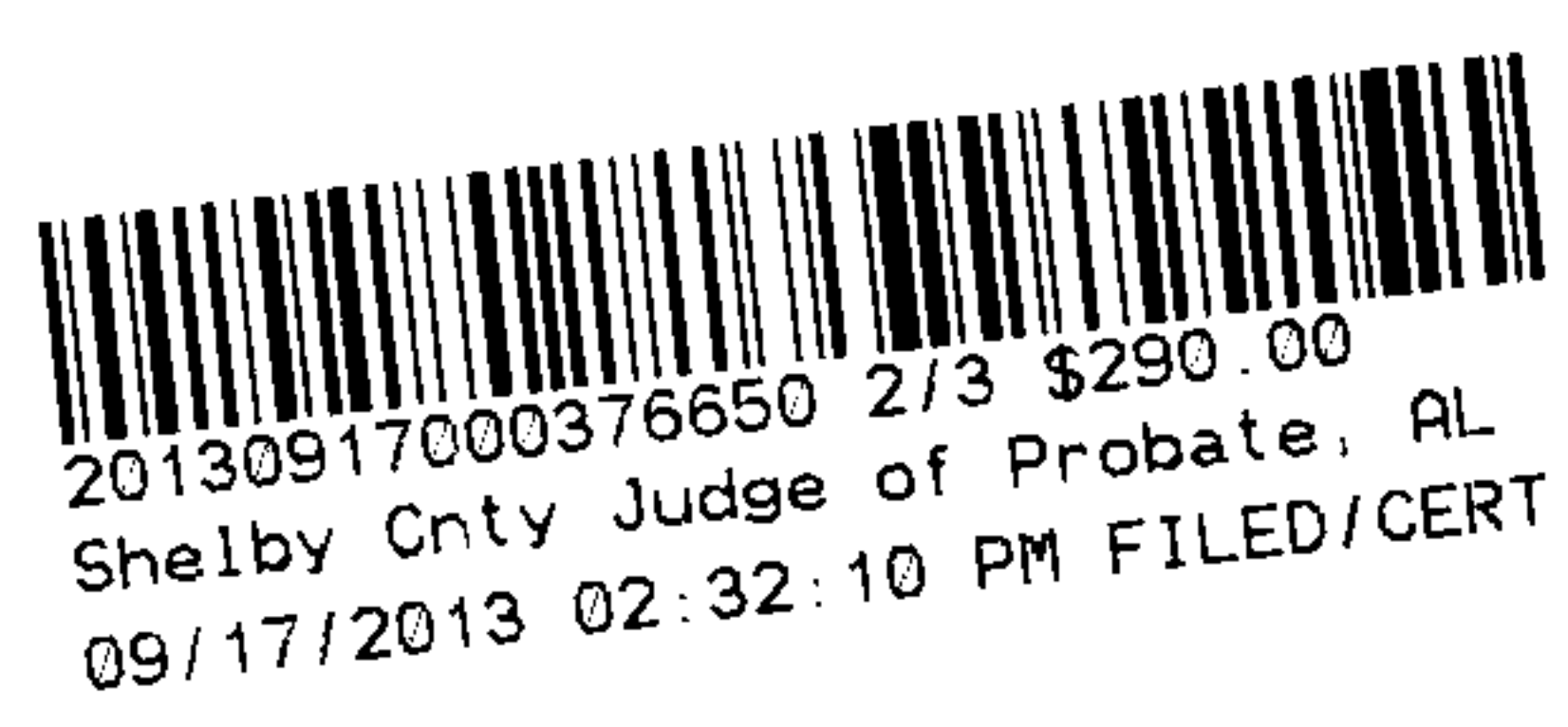
Begin at the corner of Sections 4, 5, 8 and 9, Township 18 South, Range 2 East and run along the South line of the Southwest Quarter of the Southwest Quarter of Section 4, North 89 degrees 11 minutes 59 seconds East 1307.91 feet to the Southeast corner of said quarter-quarter; thence run North 00 degrees 03 minutes 40 seconds West 1315.68 feet to the Northeast corner of said quarter-quarter ; thence run North 89 degrees 54 minutes 56 seconds West 1321.74 feet to the Northwest corner of said quarter-quarter and the Northeast corner of the Southeast quarter of the Southeast quarter of Section 5; thence run along the North line of said quarter-quarter North 89 degrees 59 minutes 08 seconds West 613.20 feet to the point of a curve to the left having a delta of 16 degrees 53 minutes 04 seconds and a radius of 548.17 feet; thence run along the arc of said curve 161.54 feet (chord bearing = South 14 degrees 40 minutes 20 seconds East, chord – 160.96 feet); thence run South 32 degrees 55 minutes 02 seconds East 186.66 feet to the point of a curve to the left having a delta of 12 degrees 32 minutes 11 seconds and a radius of 548.17 feet; thence run along the arc of said curve 119.94 feet (chord bearing – South 48 degrees 59 minutes 16 seconds East, Chord – 119.70 feet); thence run South 44 degrees 34 minutes 55 seconds West 1354.65 feet to the Southwest corner of said quarter-quarter and the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 8; thence run along the West line of said quarter-quarter South 00 degrees 01 minute 44 seconds West 205.00 feet; thence run South 27 degrees 23 minutes 20 seconds East 114.31 feet; thence run South 33 degrees 22 minutes 14 seconds East 277.25 feet; thence run South 07 degrees 09 minutes 56 seconds East 566.13 feet; thence run South 00 degrees 13 minutes 07 seconds East 194.77 feet to the South line of said quarter-quarter; thence run along said South line North 89 degrees 54 minutes 31 seconds East 1045.44 feet to the Southeast corner of said quarter-quarter; thence run along the East line of said quarter-quarter North 01 degree 05 minutes 46 seconds East 1312.83 feet to the point of beginning.

ALSO INCLUDED IS A 30 FT EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Commence at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 5, Township 18 South, Range 2 East and run along the South line of said quarter-quarter North 89 degrees 09 minutes 39 seconds East 7.84 feet to the point of beginning of said centerline, said point being on a curve to the left having a delta of 09 degrees 11 minutes 48 seconds and a radius of 422.81 feet; thence run along the arc of said curve 67.87 feet (chord bearing – North 01 degrees 40 minutes 32 seconds West, chord – 67.79 feet); thence run North 06 degrees 16 minutes 26 seconds West 530.04 feet to the point of a curve to the right having a delta of 06 degrees 45 minutes 04 seconds and a radius of 1082.22 feet; thence run along the arc of said curve 127.52 feet (chord bearing – North 01 degree 20 minutes 10 seconds West, chord – 127.44 feet); thence run North 03 degrees 42 minutes 58 seconds East 554.90 feet to the southerly right of way of Shelby County Road 55 and the end of said centerline.

ALSO, included is a 40 foot right of way along an unnamed Shelby County Road the centerline of which is described as follows: Commence at the Northeast corner of the Southeast Quarter of the Southeast quarter of Section 5, Township 18 South, Range 2 East and run along the North line of said Quarter-Quarter North 89 degrees 59 minutes 08 seconds West 593.20 feet to the point of beginning of said centerline; thence run along said centerline the following courses; North 05 degrees 04 minutes 28 seconds West 169.90 feet; thence North 06 degrees 11 minutes 55 seconds West 99.85 feet; North 15 degrees 40 minutes 21 seconds West 217.43 feet to the southerly right of way of Howard Branch Road and the end of said centerline.

ALSO, subject to a 30 foot easement along the westerly boundary of said parcel in the Northeast Quarter of the Northeast Quarter of Section 8, Township 18 South, Range 2 East

According to the survey of Charles R. Hatcher LS No. 26958, dated August 11, 2013.



Real Estate Sales Validation Form

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

Grantor's Name Brandon Jones  
Mailing Address 129 Wilshire Dr.  
Franklin, TN 37064

Grantee's Name James Schatz  
Mailing Address 140 Ridgewood Dr  
Trussville AL 35173

Property Address \_\_\_\_\_  
 Hwy 43

Date of Sale 9-9-13  
Total Purchase Price \$ 270,000.00  
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  
☒ 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 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 9-9-13  
  
Unattested \_\_\_\_\_  
(verified by)

Print M. L. T. Adair  
Sign M. L. T. Adair  
(Grantor/Grantee/Owner/Agent) circle one

