


This instrument was provided by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Landon Jones
10080 Hwy 42
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)


20131112000443310 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/12/2013 09:05:21 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$25,000.00)**, 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,

Harold Burns, a Married man

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

Landon Jones and Linda Marie Jones

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

A part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 22 South, Range 1 West, described as follows: To find the point of beginning start at the Southeast corner of the Southeast ¼ of the Southwest ¼ of said Section 13; thence Northwardly along the East line of said Southeast ¼ of the Southwest ¼ a distance of 502 feet, more or less, to a point 85 feet Northwardly from the center line of the L & N Railroad, measured at right angles to said center line of said railroad; thence Westwardly parallel to and 85 feet North of the center line of said L & N Railroad a distance of 776.2 feet, more or less, to a point on the North line of a public road; thence Eastwardly along the North line of said public road a distance of 75.4 feet to a point which is the point of beginning; thence Northwardly at a deflection angle of 72 degrees 56 minutes to the left a distance of 388 feet to a point; thence Eastwardly with a deflection angle of 93 degrees 28 minutes to the right a distance of 258.7 feet to a point; thence Southwardly with a deflection angle of 100 degrees 28 minutes to the right a distance of 394 feet, more or less, to a point on the North line of a public road; thence Westwardly with a deflection angle of 80 degrees 01 minutes to the right along the North line of said public road a distance of 162.7 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama. Said parcel of land contains 1.86 acres, more or less.

JONES TRAILER PARK being presently located on said real property.

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.

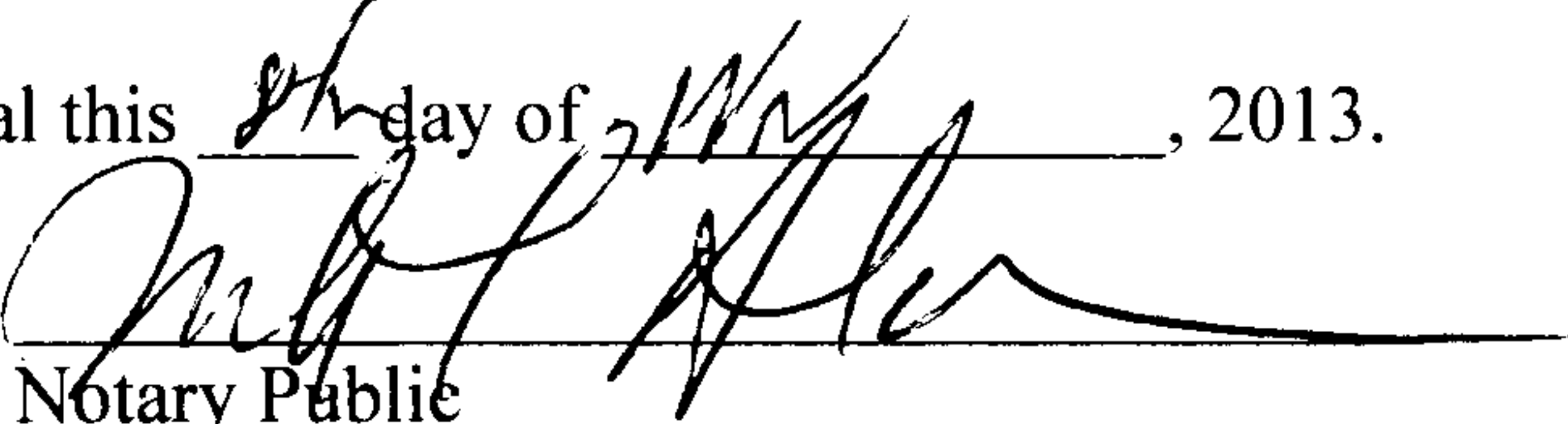
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of Nov, 2013.

Harold Burns

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that
Harold Burns
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 8th day of May, 2013.


Notary Public
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Harvey Kelley
Mailing Address 2084 Hollingsworth
Mobile AL 36605

Grantee's Name Landon Jones
Mailing Address 10080 Hwy 42
Shelby AL 35143

Property Address 10025 Hwy 42
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ 0.00
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
to clear title

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 11-8-13

Unattested _____
(verified by)

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