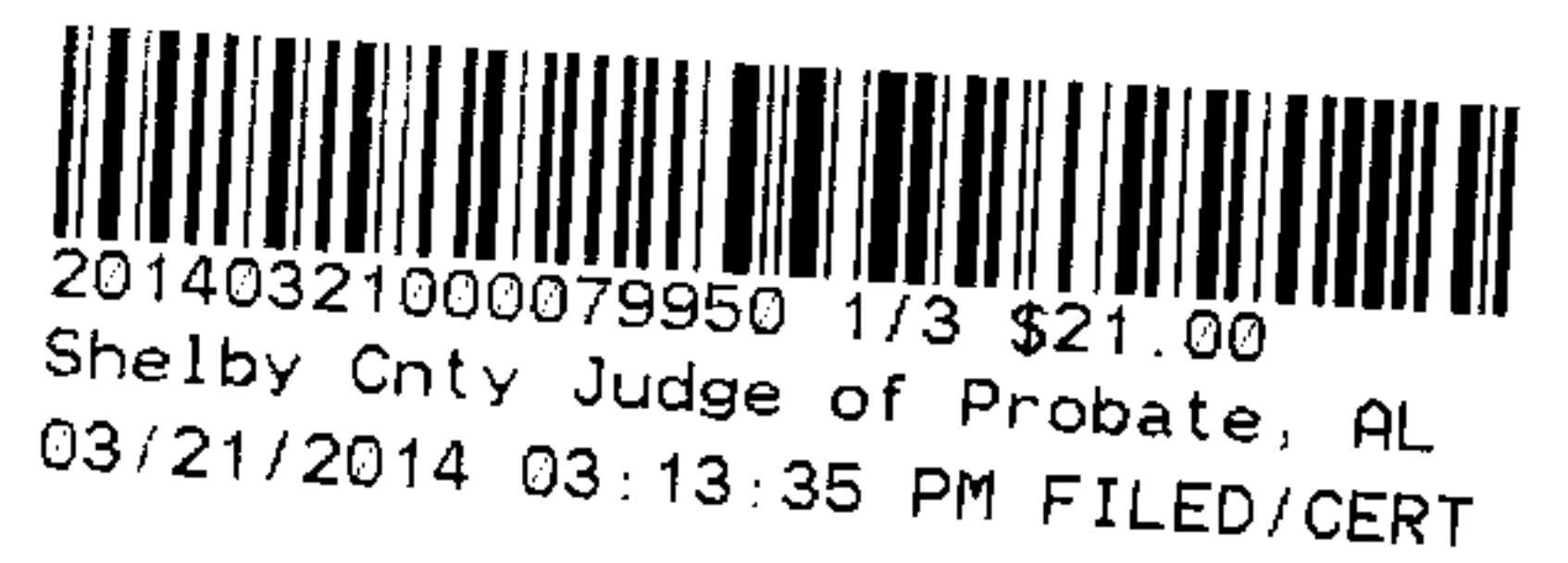




This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Debra Jones
(Address) 984 Highway 71
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, Rebecca Eaves, as Personal Representative of the Estate of Betty Seale, deceased, Shelby County, Alabama Probate Court Case No.PR-2012-000076, (herein referred to as grantor) does grant, bargain, sell and convey unto

Debra Jones

(herein referred to as **GRANTEE**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

A Parcel of land situated in the West ½ of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of the SW ¼ of the NW ¼ of above said Section 3; thence S00°00'00"E, a distance of 88.01'; thence S89°34'19"E, a distance of 182.01'; to the POINT OF BEGINNING; thence N00°00'00"E, a distance of 321.25'; thence S89°39'31"E, a distance of 173.78"; thence S01°05'04"E, a distance of 165.13'; thence N88°54'56"E, a distance of 12.35'; thence S00°00'00"E, a distance of 124.02'; thence N88°54'56"E, a distance of 331.32'; thence S17°29'28"W, a distance of 43.40'; thence N89°34'19"W, a distance of 507.48' to the POINT OF BEGINNING.

Said Parcel containing 1.62 acres, more or less.

Being Parcel 2, according to the survey of Rodney Y. Shiflett, Al. Reg. #21784, dated May 13, 2010, which was attached to and incorporated into the Last Will and Testament of Betty Seale, deceased.

ALSO AND INCLUDING an Easement for the purpose of Ingress/Egress, Utility and Drainage, being more particularly described as follows:

Commence at the SW Corner of the SW ¼ of the NW ¼ of above said Section 3; thence S00°00'00"E, a distance of 88.01'; thence S89°34'19"E, a distance of 182.01' to the POINT OF BEGINNING; thence N00°00'00"E, a distance of 20.00'; thence S89°34'19"E, a distance of 189.26'; thence N00°00'00"E, a distance of 12.74'; thence N88°54'56"E, a distance of 331.32'; thence S17°29'28"W, a distance of 43.40'; thence N89°34'19"W, a distance of 507.48' to the POINT OF BEGINNING.

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.
Subject to applicable zoning and sub-division regulations.
Subject to mineral and mining rights, if any.

This Deed prepared without benefit of title abstract or examination at grantor's request.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1st day of November, 2013.

WITNESS
Rebecca Eaves (Seal) _____ (Seal)
Rebecca Eaves as Personal Representative of the Estate
of Betty Seale, Shelby County, Alabama Probate Court
Case No. PR-2012-000076

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Rebecca Eaves, as Personal Representative of the Estate of Betty Seale, deceased, 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 and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 1st day of November, 2013.

Laurie A. Walden

Notary Public

Laurie A. Walden
My Commission Expires:
My Commission Expires:
July 8, 2017


20140321000079950 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/21/2014 03:13:35 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Rebecca Eaves P/R for
Mailing Address Betty Seale Estate
23649 Hwy 145
Columbiana, AL

Grantee's Name Debra Jones
Mailing Address 984 Hwy 71
Shelby, AL

Property Address 23649 Hwy 145
Columbiana, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 5000

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 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 3/21/14

Unattested

(verified by)

Print Debra K Jones

Sign Debra K Jones

(Grantor/Grantee/Owner/Agent) circle one



20140321000079950 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/21/2014 03:13:35 PM FILED/CERT

Form RT-1