

Document Prepared By:  
V. Edward Freeman, II  
Stone, Patton, Kierce & Freeman  
118 North 18<sup>th</sup> Street  
Bessemer, AL 35020

20140521000153540 1/3 \$27.50  
Shelby Cnty Judge of Probate, AL  
05/21/2014 12:39:57 PM FILED/CERT

Send Tax Notice To:  
**Crystal R. Jordan and  
David S. Jordan**  
1909 King Charles Court  
Alabaster, AL 35007

**GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA }  
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF **ONE HUNDRED FORTY-THREE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (143,900.00) being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)**, the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, We, **Jason C. Hill and wife, Lorretta K. Hill, whose mailing address is 211 Norwood Forest Dr Alabaster AL 35007** (herein referred to as Grantor(s)), grant, sell, bargain and convey unto **Crystal R. Jordan and, David S. Jordan, whose mailing address is 1909 King Charles Court, Alabaster, AL 35007** (herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby** County, Alabama to wit:

**Lot 85, according to the Survey of Kingwood Third Addition as recorded in Map Book 7, Page 26, in the Probate Office of Shelby County, Alabama.**

**Source of Title: Instrument No. 20020516000231400, Shelby County, Alabama.  
Property Address: 1909 King Charles Court, Alabaster, AL 35007**

Subject to any and all easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 136,705.00 of the above consideration above paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and their heirs, successors and assigns forever.

AND THE GRANTORS, we do for ourselves and for our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, this 2<sup>nd</sup> day of **May, 2014**.

GRANTOR(S)

Jason C Hill  
Jason C. Hill  
Lorretta K Hill  
Lorretta K. Hill

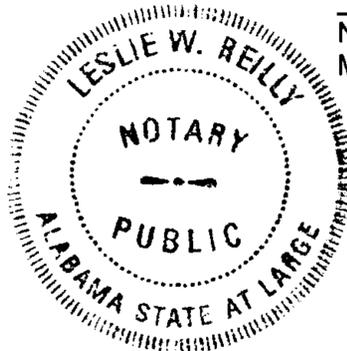
(STATE OF Alabama)  
(Jefferson COUNTY)

**GENERAL ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby **Jason C. Hill and wife, Lorretta K. Hill** 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, they executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 2<sup>nd</sup> day of **May, 2014**.

Leslie W. Reilly

NOTARY PUBLIC -Leslie W. Reilly  
My Commission Expires:2-4-17



Shelby County, AL 05/21/2014  
State of Alabama  
Deed Tax:\$7.50

**Real Estate Sales Validation Form**

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

Grantor's Name Jason C. Hill  
Mailing Address 211 Norwick Forest Dr  
Alabaster, AL 35007

Grantee's Name Crystal R. Jordan  
Mailing Address 1909 King Charles Ct  
Alabaster, AL 35007

Property Address 1909 King Charles Court  
Alabaster, AL 35007

Date of Sale MAY 2, 2014

Total Purchase Price \$143,900.00

or Actual Value \$ \_\_\_\_\_

or Assessor's Market Value \$ \_\_\_\_\_



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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 MAY 2 2014

Unattested  
(verified by) \_\_\_\_\_

Print Crystal R. Jordan  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Grantee

David S Jordan  
1909 King Charles Court  
Mabaster, AL 35007

Grantor

Loretta K Hill  
211 Norwick Forest Dr  
Mabaster, AL 35007



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