

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

Send Tax Notice to:

50 Circle One
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100_ **DOLLARS and no/00 (\$10.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,
Stanley R. Magnusson, a single man


grant, bargain, sell and convey unto,

Billy R. Jones

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 18 in Shelby Shores, First Addition, according to the map of said Shelby Shores, First Addition, recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 29.

Shelby County, AL 08/26/2014
State of Alabama
Deed Tax: \$231.00


20140826000267620 1/2 \$248.00
Shelby Cnty Judge of Probate, AL
08/26/2014 10:44:30 AM FILED/CERT

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

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 13th day of April, 2012.

STATE OF ALABAMA
SHELBY COUNTY

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

Stanley R. Magnusson

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 13th day of April, 2012.

MELINDA S. WALKER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
April 2017

Melinda S. Walker
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 Stanley Magnusson
Mailing Address 50 Circle 1
Shelby, AL 35143

Grantee's Name Billy R. Jones
Mailing Address 2129 Chelsea Ridge Dr.
Columbiana, AL 35951

Property Address 50 Circle 1
Shelby, AL 35143

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 230,980.00

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 Warranty Deed

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 8-26-14

Print Billy R. Jones

Sign Billy R. Jones

(Grantor Grantee / Owner / Agent) circle one

Form RT-1



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(verified by)