

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Jonathan Smith
436 12th Street SW
Alabaster, AL 35007

GENERAL WARRANTY DEED

20141114000358850
11/14/2014 09:44:07 AM
DEEDS 1/2

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty-Five Thousand And No/100 Dollars (\$135,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Sherrie Benson, Personal Representative of The Estate of Charlotte M. Jackson, deceased (Shelby County, Alabama Probate Case No. 2013-000047), (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jonathan Smith (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

Lots 18 and 19, according to the Survey of Sector 2 of Fall Acres Subdivision, as recorded in Map Book 5, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in and being a part of the SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Twenty-Eight Thousand Two Hundred Fifty And No/100 Dollars (\$128,250.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

David Eugene Jackson died on or about 11/07/2007.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 13, 2014.

The Estate of Charlotte M. Jackson, deceased

BY: Sherrie Benson
Sherrie Benson as Personal Representative

STATE OF ALABAMA

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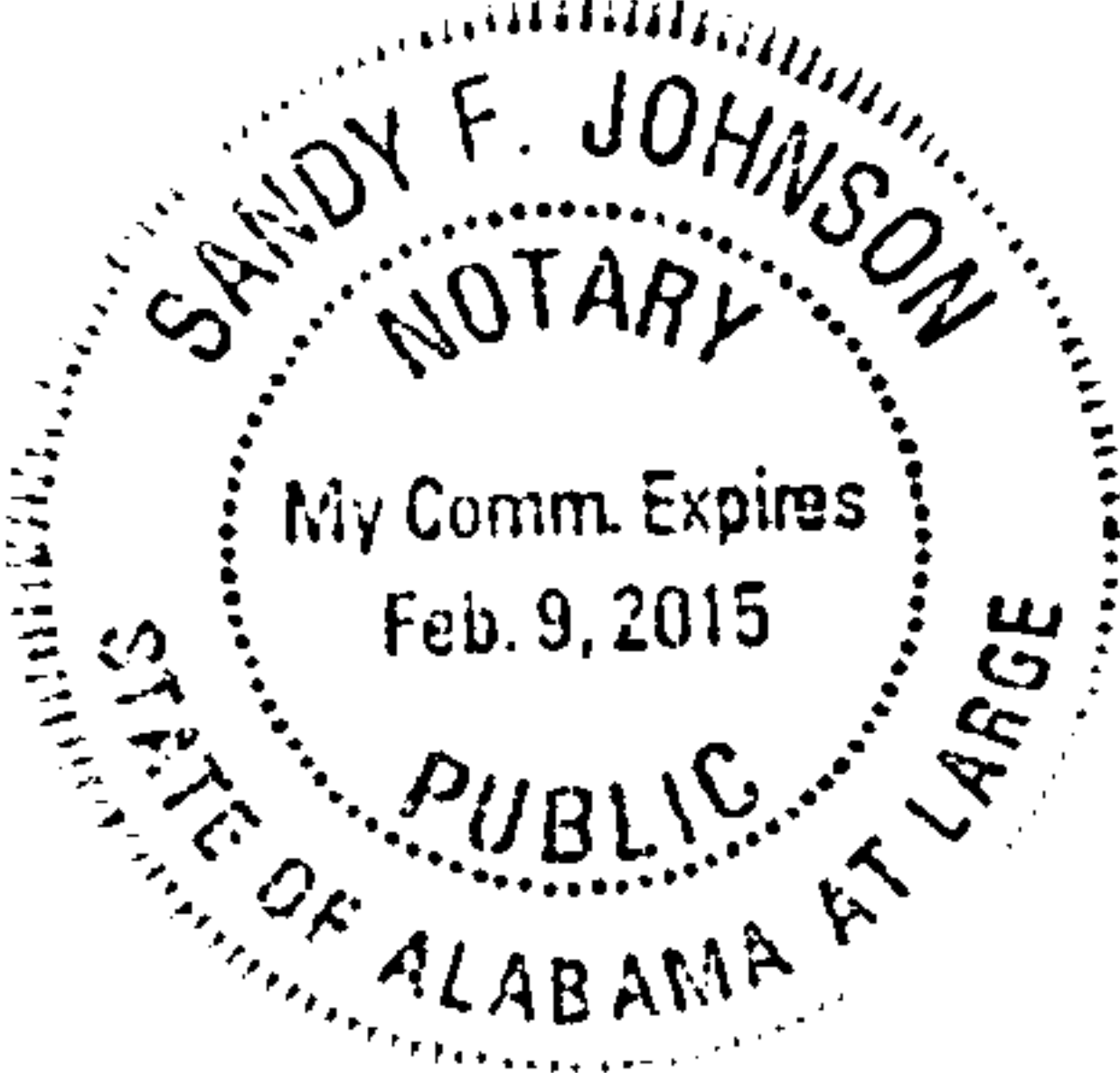
SHELBY COUNTY

)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sherrie Benson, as Personal Representative of the Estate of Charlotte M. Jackson, deceased, 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, she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal on the 13th day of November, 2014.

Sandy F. Johnson
Notary Public
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	The Estate of Charlotte M. Jackson, deceased (Sherrie Benson as Personal Representative)	Grantee's Name	Jonathan Smith
Mailing Address	436 12th Street SW Alabaster, AL 35007	Mailing Address	4241 County Road 42 Jemison, AL 35085
Property Address	436 12th Street SW Alabaster, AL 35007	Date of Sale	November 13, 2014
		Total Purchase Price	\$135,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

20141114000358850
11/14/2014 09:44:07
AM DEEDS 2/2

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	☐ Appraisal
☐ Sales Contract	☐ Other:
☒ Closing Statement	

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 - The Estate of Charlotte M. Jackson, deceased (Sherrie Benson as Personal Representative), 436 12th Street SW, Alabaster, AL 35007.

Grantee's name and mailing address - Jonathan Smith, 4241 County Road 42, Jemison, AL 35085.

Property address - 436 12th Street SW, Alabaster, AL 35007

Date of Sale - November 13, 2014.

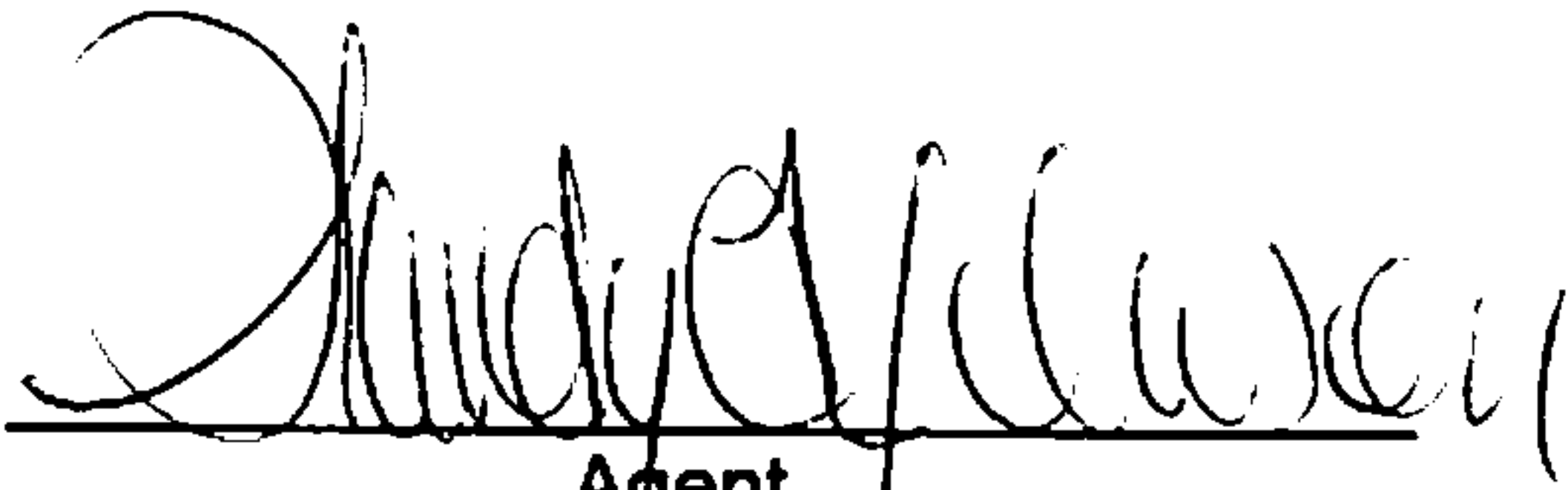
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 with 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: November 13, 2014

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/14/2014 09:44:07 AM
\$24.00 CHERRY
20141114000358850

