Send Tax Notice To: Steven D. Jones

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

Shelby Cnty Judge of Probate, AL 03/03/2015 08:33:47 AM FILED/CERT

Ashton Jones 117 Magnetia Civile Columbium, Ala 35051

File No.: MV-15-21918

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Thirty Four Thousand Nine Hundred Dollars and No Cents (\$134,900.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Joy Moman, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Steven D. Jones and Ashton Jones, herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 26, according to the survey of Magnolia Parc, as recorded in Map Book 21, Page 155, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$137,653.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of February, 2015.

State of Alabama

Joy Moman

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Joy Moman, 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 the 27th day of February, 2015.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016

Real Estate Sales Validation Form

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

Grantor's Name	Joy Moman	Grantee's Name	Steven D. Jones Ashton Jones
Mailing Address	117 Magnolia Circle Columbiana, AL 35051	Mailing Address	Columbiana, AL 35051
Property Address	117 Magnolia Circle Columbiana, AL 35051	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	February 27, 2015 \$134,900.00
one) (Recordation Bill of Sale xx Sales Con Closing St	tract atement locument presented for recordation of	uired)Appraisal Other	ng documentary evidence: (check formation referenced above, the filing
Instructions Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their			
conveyed. Property address -	d mailing address - provide the name the physical address of the property ate on which interest to the property	being conveyed, if available.	
Total purchase price the instrument offer	· · · · · · · · · · · · · · · · · · ·	chase of the property, both re	al and personal, being conveyed by
	property is not being sold, the true verted for record. This may be evidence market value.		
valuation, of the pro-		icial charged with the respons	market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1 (h).
-	of my knowledge and belief that the that any false statements claimed or 975 § 40-22-1 (h).		
Date February 27,		Print	(Memson
Unattested		Sign Mik	7. Ha
	(verified by)	(Grantor/	Grantee/Owner/Agent) circle one