

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) Jack W. Manche, Sr.
(Address) 6109 Quail Run South
Theodore, AL 36582

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, Judy M. Wagner, as Personal Representative of the Estate of Elwood W. Jones, deceased, Shelby County, Alabama, Probate Court Case No. PR-2014-000147, Judy M. Wagner, individually, and Jack W. Manche, Sr., individually, (herein referred to as grantors) do grant, bargain, sell and convey unto

Jack W. Manche, Sr.

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

Lot 13 in Block 1, in W.J. Maxwell Survey of the Town of Alabaster. The said lot fronting 50 feet on the South side of Maxwell Street, and running back South 100 feet.

ALSO: Lots 14 and 15, in Block 1 according to W.J. Maxwell's Addition situated in the N1/2 of NE1/4 of Section 2, Township 21, Range 3 West and being in Alabaster, Shelby County, Alabama, as shown by map of said addition on record in the Probate Office of Shelby County, Alabama, said lots being more particularly described as follows: Commence at the point of intersection of the South line of Maxwell Street with the East line of L&N Railroad Company's South bound tract and run East along the South line of said street 50 feet to the Northeast corner of Lot 14 in Block 1 in said addition; thence South along the East line of said Lot 14, 100 feet; thence West along the South line of Lots 14 and 15 in said Block 1, a distance of 110 feet to the East line of said railroad; thence along same in a Northeasterly direction 112 1/2 feet, more or less, to the point of beginning. W.J. Maxwell Survey of Alabaster, as recorded in Map Book 3, page 71, in the Probate Office of Shelby County, Alabama, lying and being in the N1/2 of the N.E. 1/4 of Section 2, Township 21, Range 3W, Shelby County, Alabama.

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.
None of the herein conveyed property constitutes any of the homestead property of the grantors.
Ammye I. Jones, a.k.a. Ammye Jones, died on June 28, 1989, while residing in Jefferson County, Alabama.

This Deed prepared without benefit of title abstract or examination at grantors and grantee'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 9 day of March, 2015.

WITNESS

Judy M. Wagner (Seal) Jack W. Manche Sr. 3-9-2015 (Seal)
Judy M. Wagner individually and as Personal Representative
of the Estate of Elwood W. Jones, Shelby County, Alabama,
Probate Court Case No. PR-2014-000147

N/A (Seal) N/A (Seal)

STATE OF ALABAMA
Mobile COUNTY

I, Paula M. Lee, a Notary Public in and for said County, in said State, hereby certify that

Judy M. Wagner, individually and as Personal Representative of the Estate of Elwood W. Jones, 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 9th day of March, 2015.

Paula M. Lee
Notary Public

11-8-18
My Commission Expires:

STATE OF ALABAMA
Mobile COUNTY

I, Paula M. Lee, a Notary Public in and for said County, in said State, hereby certify that Jack W. Manche, Sr., 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 he 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 9th day of March, 2015.

Paula M. Lee
Notary Public

11-8-18
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 Judy Wagner - ss P. R.
Mailing Address Elwood Jones, Esq.
1540 Island Pk
Mobile, AL 36605

Grantee's Name Jack W. Manches
Mailing Address 6109 Quil Burn South
Theodore, AL
36582

Property Address No address
is signed

Date of Sale March 9, 2015
Total Purchase Price \$ 5000.00

or
Actual Value \$

or
Assessor's Market Value \$

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 Tax Assessor's Value

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 3/17/15

Print

Joseph E. Watcher

Sign

Joseph E. Watcher

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20150317000083140 3/3 \$23.00
Shelby Cnty Judge of Probate, AL
03/17/2015 11:25:29 AM FILED/CERT