


SEND TAX NOTICE TO:
Mr. & Mrs. Clifton Milton Jackson

CLIFFORD W. HARDY, JR., P.C
Attorney at Law
1600 3rd Avenue North,
Bessemer, AL 35020
205-428-7348


20150414000118840 1/3 \$80.50
Shelby Cnty Judge of Probate, AL
04/14/2015 09:25:03 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 04/14/2015
State of Alabama
Deed Tax: \$60.50

KNOW ALL MEN BY THESE PRESENT, That in consideration of: **ONE DOLLAR (\$1) and other good & valuable consideration**, to the undersigned GRANTOR, in hand paid by the Grantee, the receipt hereof is acknowledged, we, the Grantors, **CLIFTON MILTON JACKSON and wife, PEGGY JACKSON**, do hereby grant, bargain, sell, and convey unto the Grantees, **MILTON SCOTT JACKSON, a married man, and PAMELA GAIL HAMAKER, a married woman**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" THAT IS ATTACHED HERETO AND MADE A PART HERETO IN ITS ENTIRETY.

Subject to: All restrictions, rights of way, easements and roadways of record.

NOTE: The preparer of this document did so from information provided by the Grantors and is not responsible for any errors or omissions.

The Grantors herein retain a LIFE ESTATE in the above-described property with said LIFE ESTATE being measured by the terms of their lives.

TO HAVE AND TO HOLD to said **GRANTEES**, **their** heirs and assigns forever, and I do for myself and for my heirs, executors and administrators covenant with the said **GRANTEES**, **their** heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that my 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 persons.

IN WITNESS WHEREOF, I have hereunto set hand and seal this the 24th day of

April, 2009.

Glenda V. Bush
WITNESS

Clifton Milton Jackson (SEAL)
CLIFTON MILTON JACKSON

Glenda V. Bush
WITNESS

Peggy Jackson (SEAL)
PEGGY JACKSON

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Glenda V. Bush a Notary Public, in and for said State and County, hereby certify that **CLIFTON MILTON JACKSON and wife, PEGGY JACKSON**, husband and wife, who are known to me, and being by me first duly sworn, acknowledged before me on this date, 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 24th day of April, 2009.

Glenda V. Bush
NOTARY PUBLIC
My Commission Expires: 3-19-10

EXHIBIT "A"

Commence at the SE corner of Lot 21, Benson's Camp, as recorded in Map Book 4 page 28, Probate Office of Shelby County, Alabama; thence 13 deg. 41 min. left from east line of said lot run 32.21 feet to the NW corner of Lot 11 and the Point of Beginning; thence 66 deg. 09 min. 17 sec. left run Easterly 39.67 feet to the NE corner of said Lot 11; thence 108 deg. 32 min. 45 sec. right run Southwesterly 125.58 feet more or less to the 397 contour of Lay Lake; thence run Northwesterly along said contour the following described courses: 100 deg. 35 min. 32 sec. right run 32.55 feet; thence 24 deg. 19 min. 31 sec. right run 24.52 feet; thence 64 deg. 08 min. 36 sec. right run 27.01 feet; thence 56 deg. 40 min. 13 sec. left run 99.93 feet; thence leaving said contour 111 deg. 34 min. 13 sec. right run 24.10 feet; thence 35 deg. 59 min. 03 sec. right run Southeasterly 83.32 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, an undivided one-seventh interest in and to the following described property: Commencing at the Northwest corner of NE 1/4 of SE 1/4, Section 34, Township 24 North, Range 15 East; thence run North 88 deg. 12 min. East along the North boundary line of said 1/4 1/4 section a distance of 605.00 feet to the Northwest corner of Lot No. 1 as per Map of Benson's Camp, recorded in Map Book 4 page 28, in the Office of the Judge of Probate of Shelby County, Alabama; thence run South 0.00 deg. 06 min. East a distance of 264.00 feet to the point of beginning of the Lot herein described and conveyed; thence continue South 0.00 deg. 06 min. East and run a distance of 6.00 feet to the Southwest corner of Lot No. 5 as per said Map; thence run North 88 deg. 12 min. East along the South side of said Lot No. 5 a distance of 8.00 feet; thence run North 0.00 deg. 06 min. West a distance of 6.00 feet; thence run South 88 deg. 12 min. West a distance of 8.00 feet to the point of beginning. This being a plot of ground 6.00 feet wide and 8.00 feet long situated in SW corner of said Lot No. 5, being the lot on which the well is drilled. All being situated in Shelby County, Alabama.

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Real Estate Sales Validation Form

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

Grantor's Name Clifton Jackson
Mailing Address 909 Ferro Ave
Bessemer AL
35020

Grantee's Name Milton Jackson
Mailing Address 909 Ferro Ave
Bessemer AL 35020

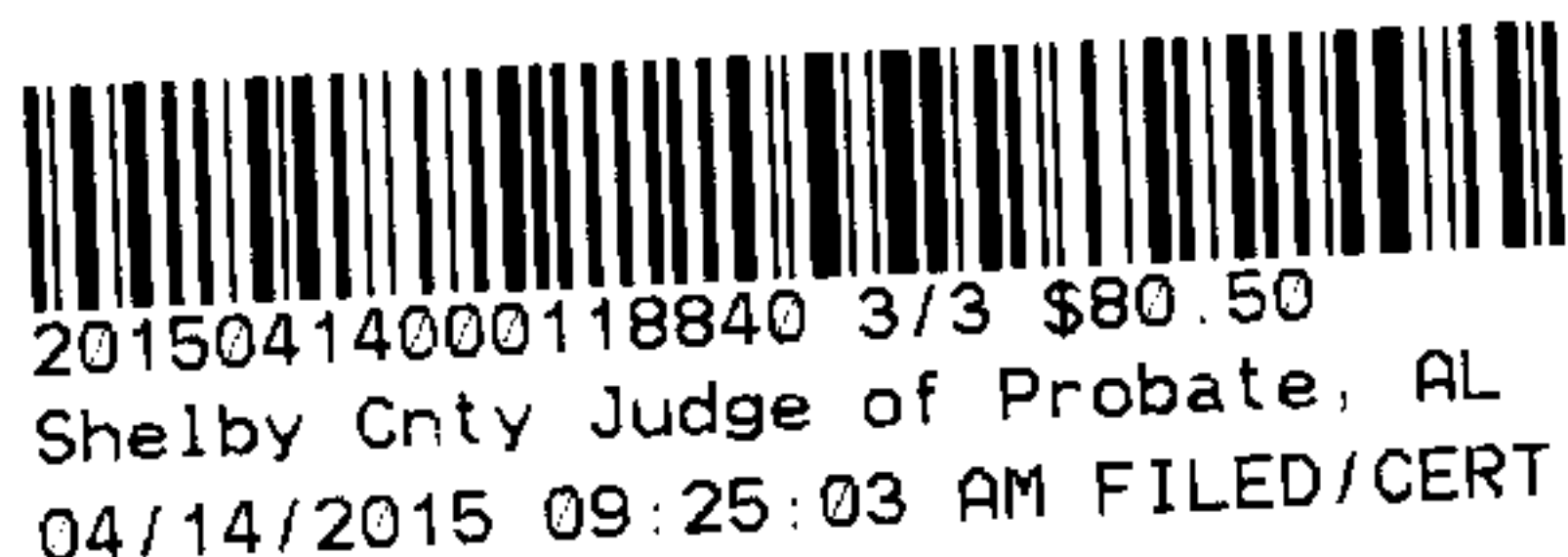
Property Address 603 Mayfly Lane
Shelby AL 35142

Date of Sale 4/24/09
Total Purchase Price \$

or
Actual Value \$

or

*Assessor's Market Value \$ 120,070.00 ^{1/2} 60,035.00



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

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 4-14-15

Print Clifton M Jackson

☐ Unattested

Sign

Clifton M Jackson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one