

NTC1500173

Send tax notice to:

Bryan Casey Jones

Melody Francis Jones

263 Dorrough Road

Columbiana, AL 35051

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby



20150604000185650 1/3 \$24.50
Shelby Cnty Judge of Probate, AL
06/04/2015 12:12:55 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Seven Thousand and 00/100 Dollars (\$247,000.00) in hand paid to the undersigned **Meredith A. Pearson, an unmarried woman** (hereinafter referred to as "Grantor"), by **Bryan Casey Jones and Melody Francis Jones** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast Quarter of the Northwest Quarter of Section 7, Township 20 South, Range 1 East, Shelby County, Alabama described as follows: Commence at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 6, Township 20 South, Range 1 East and run West along the South line of said Quarter Quarter section a distance of 680.37 feet to the point of beginning; thence continue the last described course a distance of 231.32 feet to the right of way of Shelby County Road 445; thence turn left 123 degrees 40' 52" to the chord of a curve having a radius of 2077.98 feet and a central angle of 3 degrees 55' 52"; thence along the chord of said curve a distance of 142.54 feet; thence turn 1 degrees 57' 56" to the left and run 261.96 feet; thence turn left 144 degrees 25' 19" and run a distance of 331.49 feet to the point of beginning.

Together with a 50 foot easement for the purpose of installing and maintaining sanitary sewer transmission and percolation field lines serving this parcel on the adjacent property to the North, Lot 1, Stillmeadow Sector 2, said Lot, but not said easement, is recorded in Map Book 28, page 48 and the easement on said Lot is recorded in Instrument No. 20020715000328650 in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of Lot 1, Stillmeadow Sector 2; thence run in a Northwesterly direction along the Northeast lot line a distance of 62.98 feet to a point; thence turn left an angle of 52 degrees 32' 25" and run Westerly along the North boundary of the easement a distance of 210.93 feet to a point; thence turn left an angle of 90 degrees 00' 00" and run Southerly a distance of 50 feet to a point; thence turn left an angle of 90 degrees 00' 00" and run Easterly along the South lot line of 249.24 feet to the point of beginning.

Shelby County, AL 06/04/2015
State of Alabama
Deed Tax: \$4.50

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.

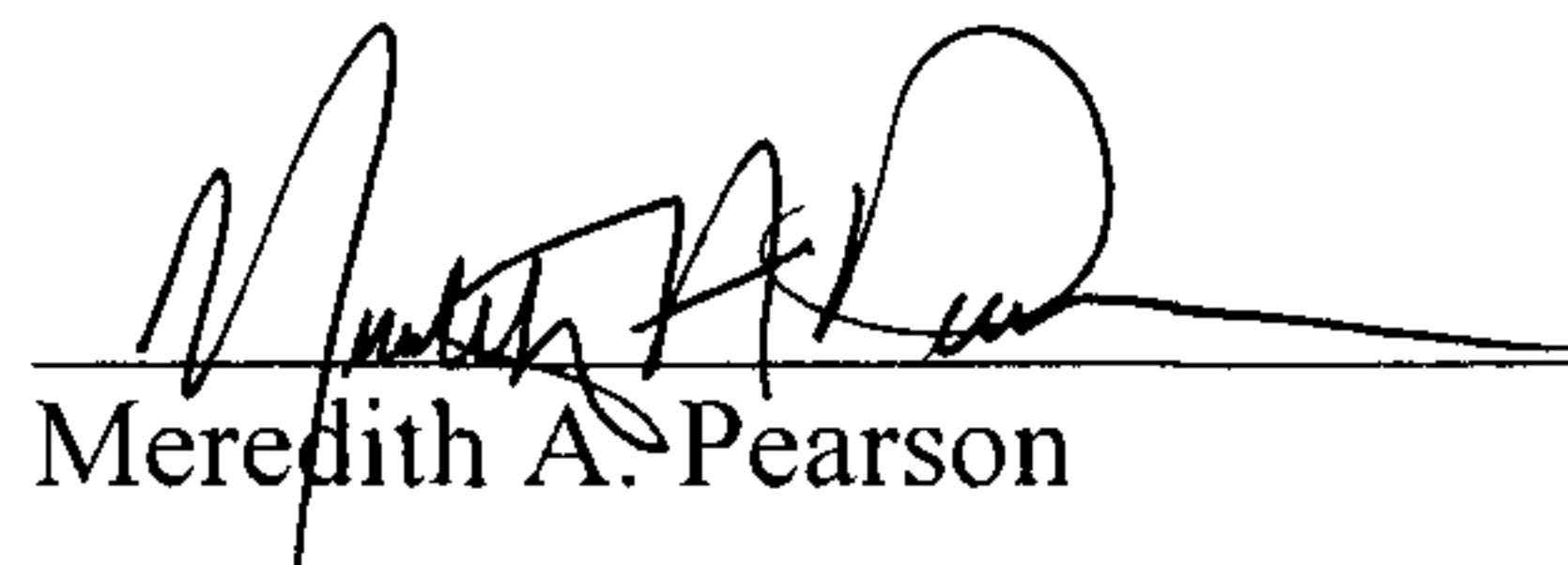
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$242,526.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that she has a good right to sell and convey the same as aforesaid; and that she will, and her heirs, executors, 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, Grantor, Meredith A. Pearson, has hereunto set her signature and seal on May 27, 2015.


Meredith A. Pearson

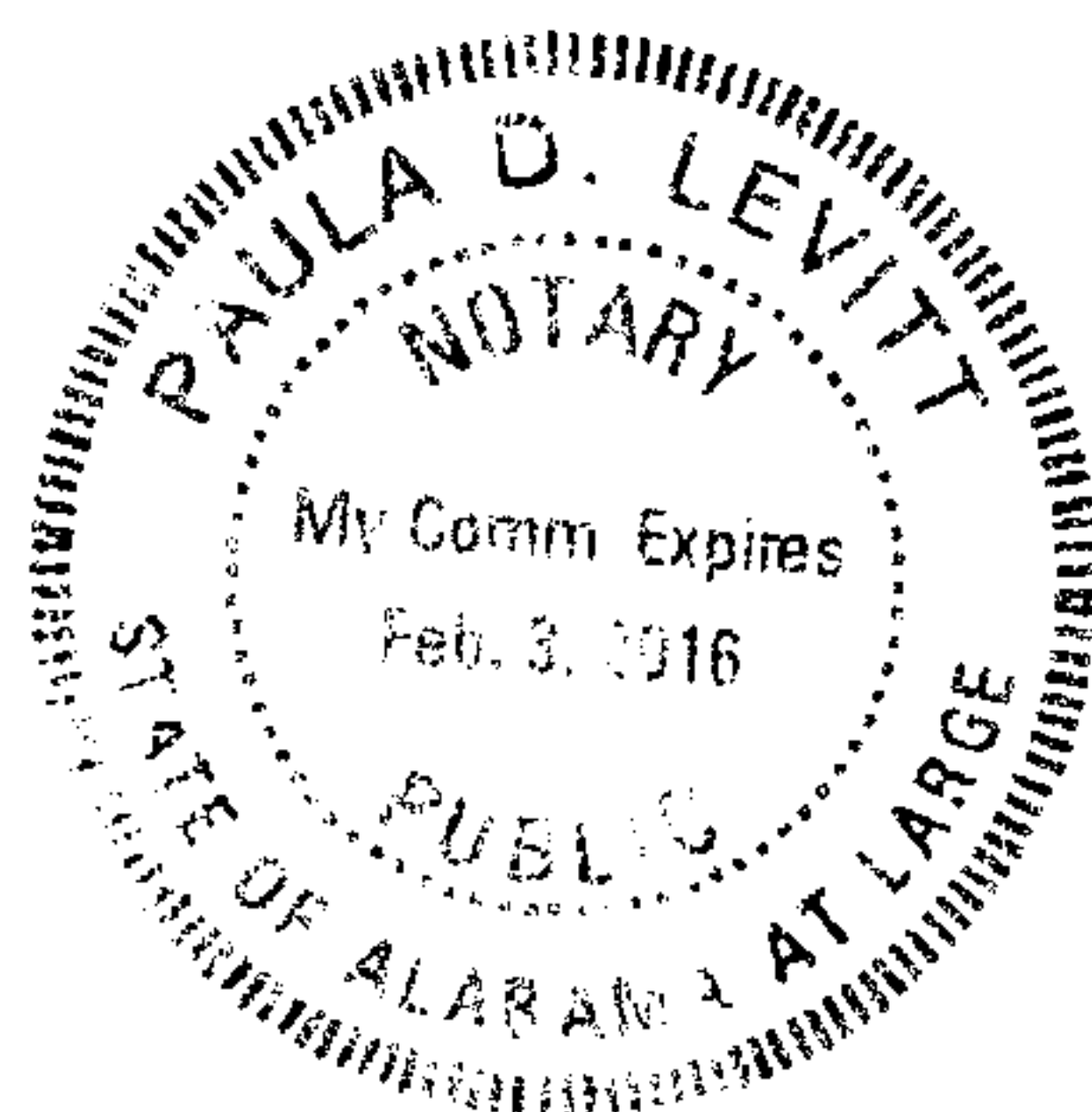
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Meredith A. Pearson, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of May, 2015.



(NOTARIAL SEAL)



Notary Public
Print Name: Paula D Levitt
Commission Expires: 2-3-16

Real Estate Sales Validation Form

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

Grantor's Name: Meredith A. Pearson
Mailing Address: 4409 Lane Parke Court
Birmingham, AL 35223

Grantee's Name: Bryan Casey Jones and Melody Francis Jones

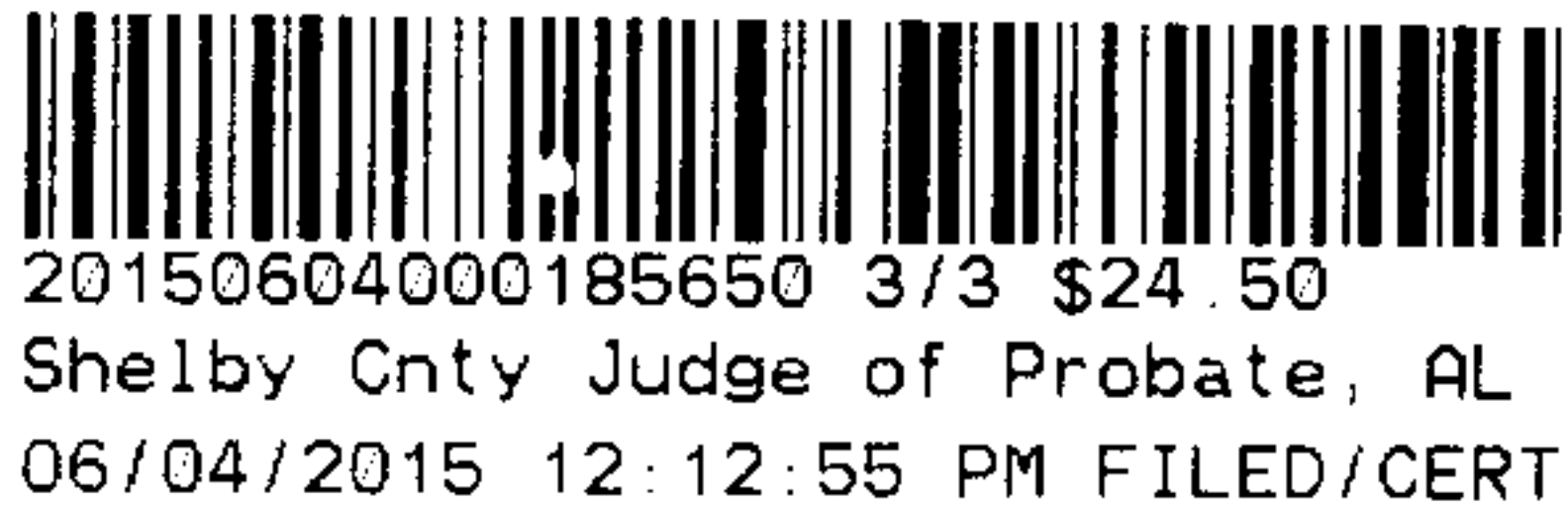
Mailing Address: 263 Dorrough Road
Columbiana, AL 35051

Date of Sale: 5/27/2015
Total Purchase Price: \$247,000.00

Property Address: 263 Dorrough Road
Columbiana, AL 35051

Actual Value: \$ n/a

County: Shelby



Assessor's Market Value: \$ n/a

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: 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: 5/27/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

(Grantor / Grantee / Owner (Agent) Circle One

Form RT-1