

This Instrument was Prepared by:

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

File No.: MV-15-22339

Send Tax Notice To: Jenny Rebecca Jackson
832 Ballantrae Parkway - LWF
Pelham, AL 35124

WARRANTY DEED

20150902000306130 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
09/02/2015 09:35:26 AM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Nineteen Thousand Dollars and No Cents (\$119,000.00)**, 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, **Dewey A Atkins and Margaret Atkins**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jenny Rebecca Jackson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

\$116,844.00 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 Grantee, his, her or their heirs and assigns forever.

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 28th day of August, 2015.

Dewey A. Atkins
Dewey A Atkins

Margaret Atkins
Margaret Atkins

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$2.50

State of Alabama

County of Shelby

I, Janet F. Parson, a Notary Public in and for the said County in said State, hereby certify that Dewey A Atkins and Margaret Atkins, 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 28th day of August, 2015.

Janet F. Parson
Notary Public, State of Alabama

My Commission Expires: 10/4/16

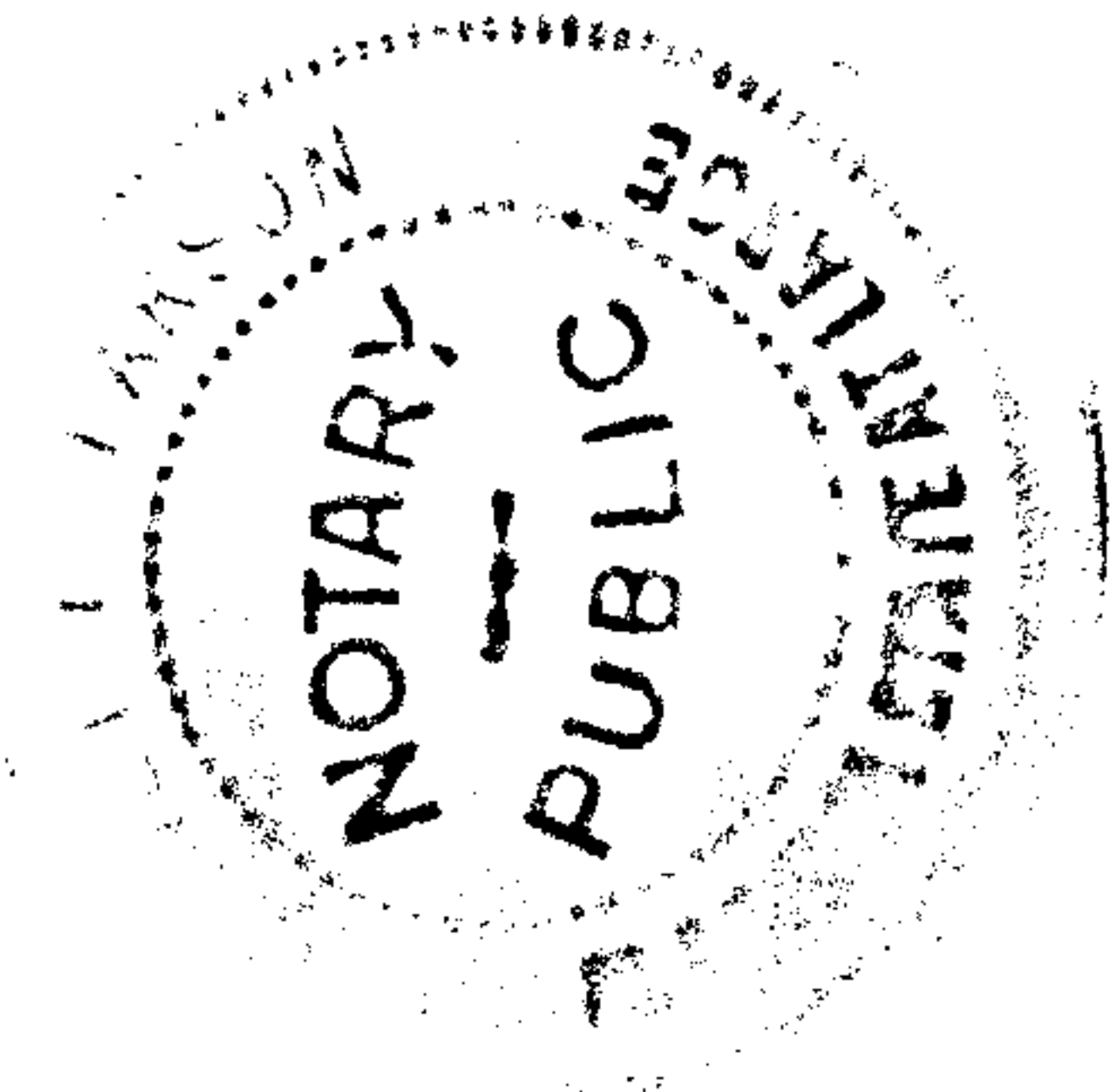


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the middle one-third of the NE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama; described as follows:
Commence at the Northeast corner of said Section 1; thence run West along the North section line 672.96 feet to the point of beginning; thence continue last course 209.08 feet; thence turn left 92 degrees 10 minutes 07 seconds and run South 1181.31 feet along the West line of the middle one third of said 1/4-1/4 section to a point on the North right of way of Shelby County Highway #42; thence turn left 92 degrees 18 minutes 19 seconds and run East 221.36 feet along said right of way; thence turn left 87 degrees 43 minutes 35 seconds and run North 513.94 feet; thence turn right 90 degrees 00 minutes 00 seconds and run North 12.00 feet; thence turn left 90 degrees 00 minutes 00 seconds and run West 3.00 feet; thence turn right 89 degrees 02 minutes 04 seconds and run North 638.61 feet to the point of beginning; 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 Dewey A Atkins
Margaret Atkins
Mailing Address 1691 Highway 42
Calera, AL 35040
Property Address 1691 Highway 42
Calera, AL 35040

Grantee's Name Jenny Rebecca Jackson
Mailing Address 832 Bullard + Rae Pkwy
Peiham, AL 35124
Date of Sale August 28, 2015
Total Purchase Price \$119,000.00
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


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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 of 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 August 28, 2015

Print Dewey A Atkins

☐ Unattested

AC
(verified by)

Sign Dewey A. Atkins
(Grantor/Grantee/Owner/Agent) circle one