

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
305 West Sterrett Street
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA



20151116000394770 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
11/16/2015 08:25:51 AM FILED/CERT

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Jessie Avery, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Ed Jones (herein referred to as GRANTEE) all of his interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Southwest corner of the SW ¼ of SE ¼, Section 23, Township 21 South, Range 1 West, and run South 87 deg. 00 min. West for a distance of 342.0 feet; then run North 3 deg. 00 min. West for a distance of 210.0 feet; then turn left 89 deg. 20 min. and run West to the Southeast corner of the lot conveyed to Bertha L. Avery by deed recorded in Real Book 304, Page 426, in the Probate Office of Shelby County, Alabama; then turn right and run Northerly 95.0 feet, more or less, along the east line of the Bertha L. Avery property to the Northeast corner of the Bertha L. Avery property and the point of beginning; then turn 180 deg. to the right and run Southerly along the East line of the Bertha L. Avery property 95.0 feet, more or less, to the Southeast corner of the Bertha L. Avery property; then turn left and run Easterly 127 feet, more or less, to the Southwest corner of the lot conveyed to Ed Jones and Vanessa Jones by deed recorded in Real Book 199, Page 274, in the Probate Office of Shelby County, Alabama; then turn left and run Northerly along the west line of the Ed & Vanessa Jones property a distance of 145 feet, more or less, to the Southeast corner of the lot conveyed to Porter Jones by deed recorded in Deed Book 343, Page 992, in the Probate Office of Shelby County, Alabama; then turn left and run Westerly along the south line of the Porter Jones property 82 feet to the Southwest corner of the Porter Jones property; then turn left and run Southwesterly a distance of 50 feet, more or less, to the point of beginning.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey

the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 9th day of June, 2015.

J.S.S.



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Jessie Avery

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessie Avery, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 2015.



Muller R Jentzsch

Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Jessie Avery
Mailing Address 313 W Sterrett St
Columbiana, AL 35051

Grantee's Name Ed Jones
Mailing Address 305 W Sterrett St
Columbiana, AL 35051

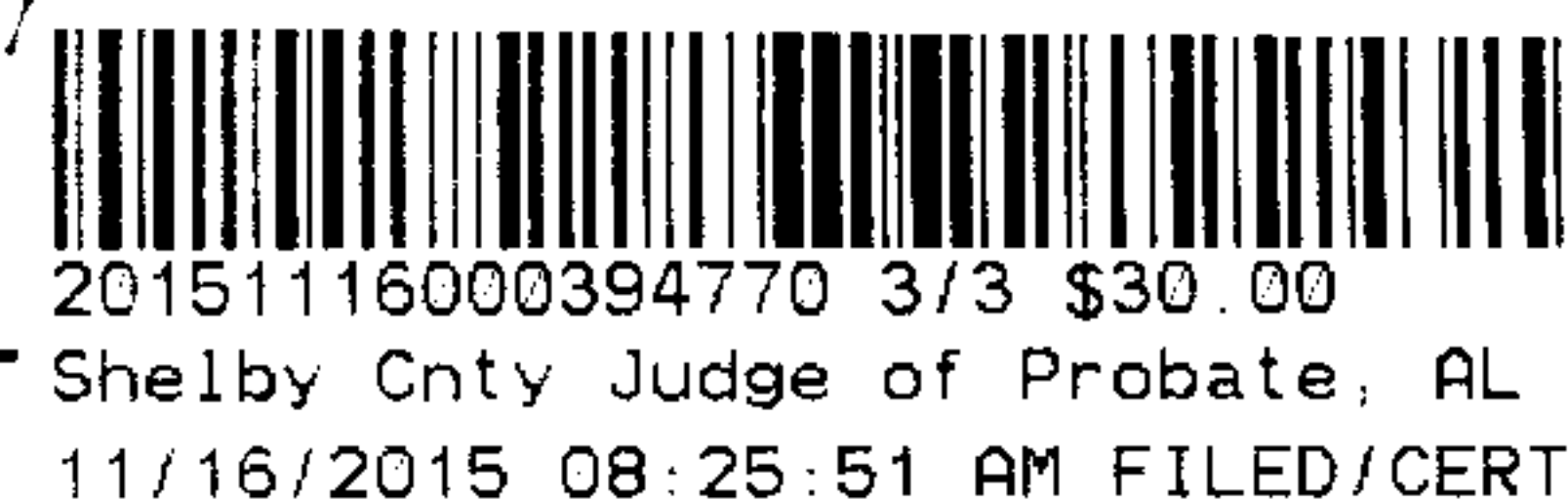
Property Address W Sterrett St
Columbiana, AL

Date of Sale 6-9-15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 9924.00

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 6-9-15

Print Jessie Avery William R Justice

Unattested

(verified by)

Sign William R Justice

(Grantor/Grantee/Owner/Agent) circle one