


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080


20151214000425940 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/14/2015 12:32:24 PM FILED/CERT

Send Tax Notice to:
Scott & Sherri Jenkins
835 HWY 42
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED THIRTY FIVE THOUSAND (\$135,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Ronald A. English, unmarried man, and Regina N. Thompson, unmarried woman (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Jimmy Scott Jenkins and Sherri Jenkins, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

PARCEL A:

FROM THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4, SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST, RUN SOUTHWESTERLY ALONG THE WEST BOUNDARY LINE OF SAID SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST FOR 105.10 FEET; THENCE TURN AN ANGLE OF 107 DEGREES 01 SECONDS TO THE LEFT AND RUN NORTHEASTERLY 199.50 FEET TO A POINT ON THE NORTH SIDE OF SHELBY SPRINGS AND ELYTON DIRT ROAD TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE TURN AN ANGLE OF 07 DEGREES 01 MINUTES 15 SECONDS TO THE RIGHT AND CONTINUE NORTHEASTERLY ALONG THE NORTH SIDE OF SAID ROAD 111.34 FEET; THENCE TURN AN ANGLE OF 81 DEGREES 05 MINUTES 15 SECONDS TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 472.63 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND RUN WESTERLY 110.0 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE LEFT AND RUN SOUTHWESTERLY 489.86 FEET TO THE POINT OF BEGINNING. THIS LAND BEING A PART OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL B:

A PARCEL OF LAND IN THE W 1/2 OF NW 1/4 OF NW 1/4, SECTION 2, TOWNSHIP 22 SOUTH, RANGE 2 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH SIDE OF SHELBY SPRINGS AND ELYTON DIRT ROAD 510 FEET EAST OF THE NORTH AND SOUTH SECTION LINE BETWEEN SECTION 2 AND SECTION 3; THENCE NORTH PARALLEL WITH SECTION LINE 440 FEET; THENCE WEST 210 FEET; THENCE SOUTH TO THE SHELBY SPRINGS AND ELYTON DIRT ROAD; THENCE EAST ALONG THE NORTH SIDE OF DIRT ROAD TO THE

POINT OF BEGINNING, BEING SITUATED IN SECTION 2, TOWNSHIP 22
SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA..

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 11 day of December, 2015.

Ronald A. English
Ronald A. English

Regina N. Thompson
Regina N. Thompson

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ronald A. English** and **Regina N. Thompson**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of December, 2015.

Justin Smitherman
Notary Public

My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017

Real Estate Sales Validation Form

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

Grantor's Name Ronald A. English & Regina N. Thompson
Mailing Address 2062 Timberline Drive
Calera, AL 35040

Grantee's Name Jimmy Scott Jenkins Sherri Jenkins
Mailing Address 1005 Creekview Circle
Calera, AL 35040

Property Address 835 HWY 42
Calera, AL 35040

Date of Sale 12/11/2015
Total Purchase Price \$135,000.00



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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

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 12/11/2015

Print Justin Smitherman

Unattested

(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one