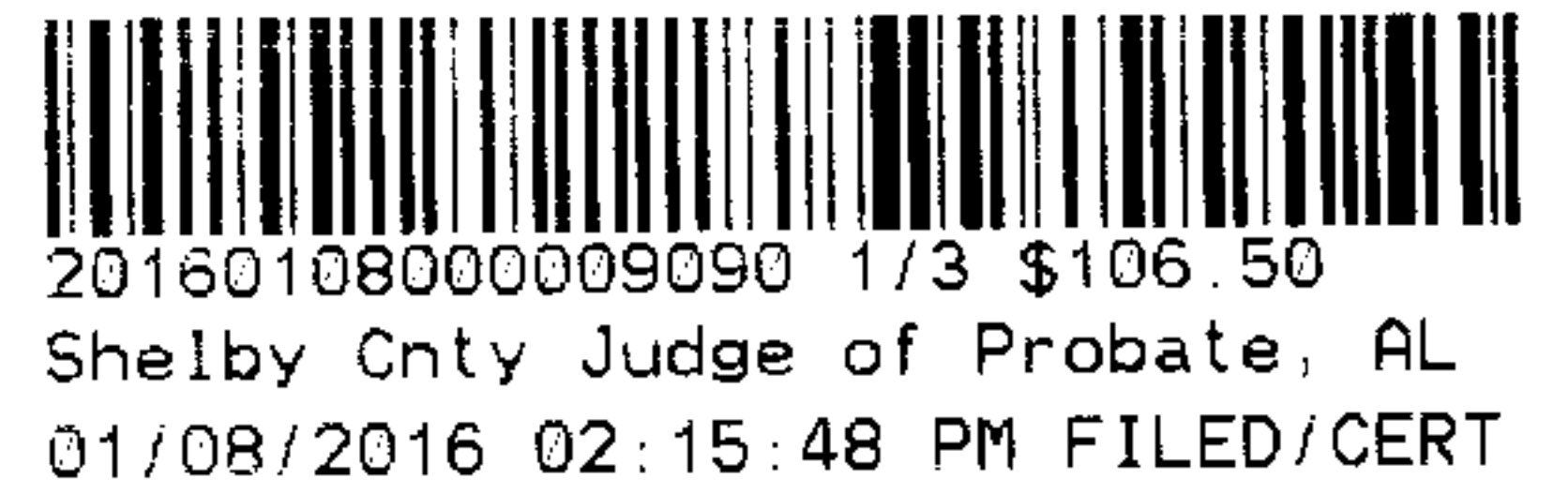


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Freeman Jones

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY SIX THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$86,5000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jamie Lee Jones and husband, Terry Wayne Smith, Jr. (herein referred to as Grantor)** grant, bargain, sell and convey unto **Freeman Jones Jr. and Amanda P. Jones (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit A for Legal Description


SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

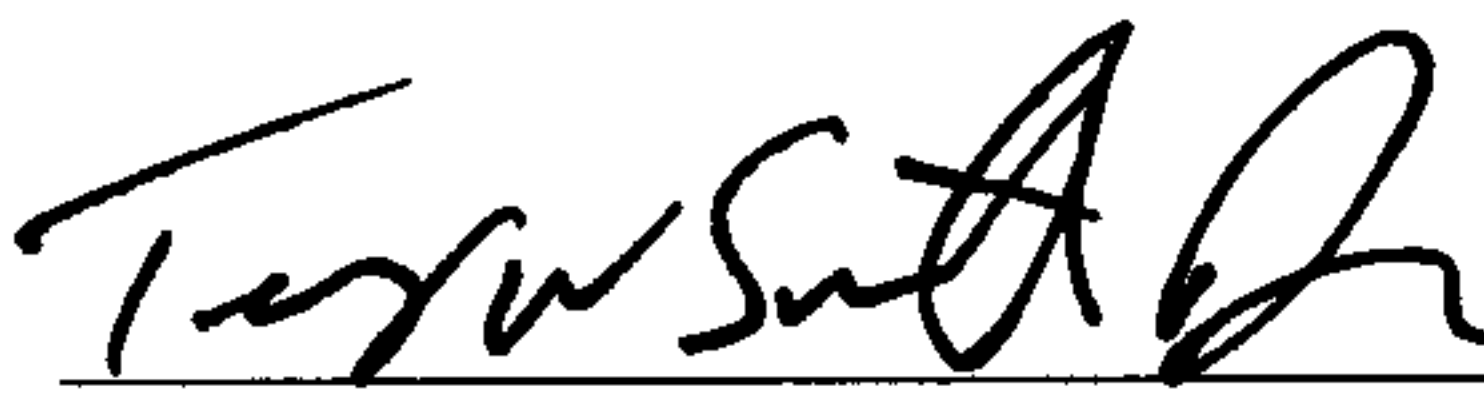
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7 day of Jan, 2016.



Jamie Lee Jones



Terry Wayne Smith, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jamie Lee Jones and Terry Wayne Smith, Jr.** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of Jan, 2016.



Notary Public
My Commission Expires:

MY COMMISSION EXPIRES JUNE 4, 2018


Shelby County: AL 01/08/2016
State of Alabama
Deed Tax: \$86.50

EXHIBIT A – LEGAL DESCRIPTION

Commence at the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; thence S $1^{\circ} 24' 10''$ W along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 764.36' to the POINT OF BEGINNING; thence N $88^{\circ} 33' 23''$ W a distance of 417.36'; thence S $1^{\circ} 24' 10''$ W a distance of 342.07'; thence S $87^{\circ} 53' 21''$ E a distance of 417.39'; thence N $1^{\circ} 24' 10''$ E a distance of 346.93' to the POINT OF BEGINNING. Said parcel of land contains 3.3 acres, more or less.

Subject to any easements and/or rights-of-way that may be recorded in the Office of the Judge of Probate in Shelby County, Alabama.

According to the survey of Rodney Y. Shiflett, Al. Reg. No. 21784, dated January 7, 2003.


20160108000009090 2/3 \$106.50
Shelby Cnty Judge of Probate, AL
01/08/2016 02:15:48 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jamie & Terry Smith
Mailing Address 42 Queen Drive
Columbiana, AL
35051

Grantee's Name Freemon & Paula Jones
Mailing Address 1000 Queen Drive
Columbiana, AL
35051

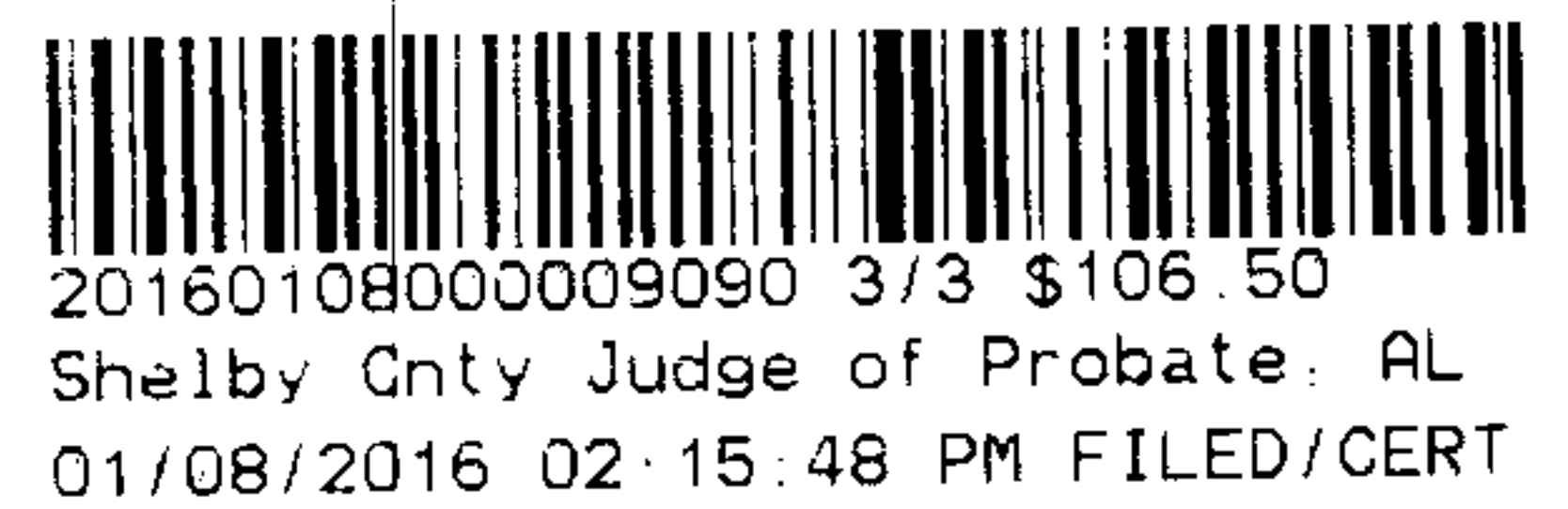
Property Address 42 Queen Drive
Columbiana, AL
35051

Date of Sale 1-7-2016
Total Purchase Price \$ 86,500.00
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



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 _____

Print Paula Jones

☐ Unattested

Sign Paula Jones

(verified by)

(Grantor/Grantee/Owner/Agent) circle one