

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Jeff M. Jones
615 Dusty Hollow Road
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty One Thousand and No/00 Dollars (\$51,000) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Renea Robertson Joseph, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jefferson M. Jones and Kathryn S. Jones (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2016 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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, 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 19 day of May, 2016.

Shelby County, AL 05/24/2016
State of Alabama
Deed Tax:\$51.00


Renea Robertson Joseph

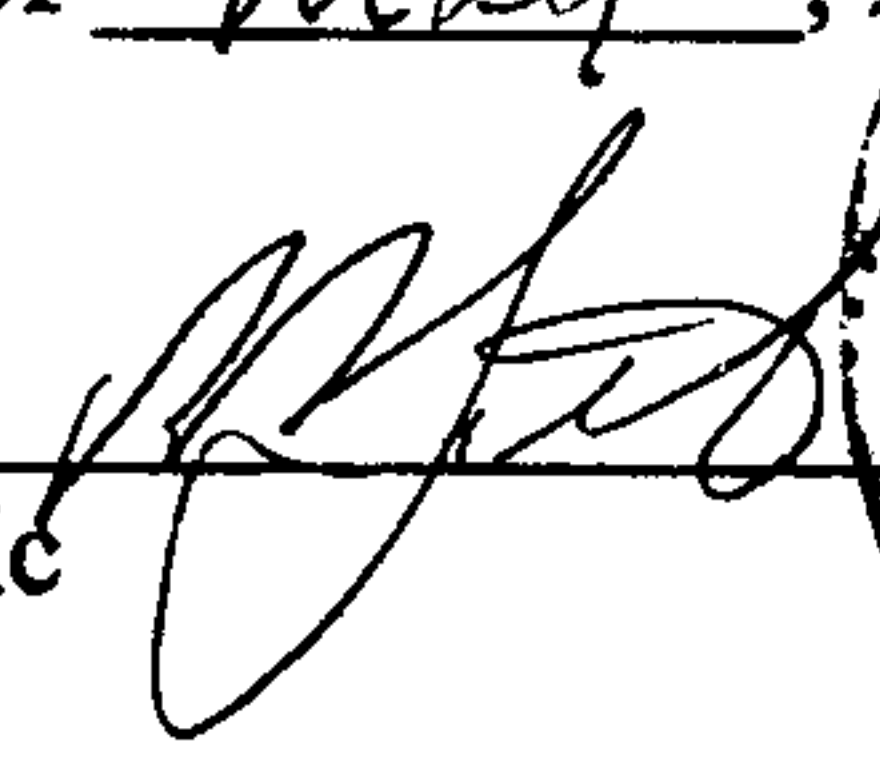
STATE OF LOUISIANA
PARISH OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Renea Robertson Joseph, who 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 2016.

My Commission Expires: at death

Notary Public


RANDY D. LOVITT, Notary Public, No: 63001
Parish of Jefferson, State of Louisiana
My Commission is Issued For Life



20160524000177860 1/4 \$74.00
Shelby Cnty Judge of Probate, AL
05/24/2016 03:42:58 PM FILED/CERT

EXHIBIT "A" LEGAL DESCRIPTION

Commencing at the NW corner of the NW 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 1 West; thence run North 88 degrees 53 minutes 16 seconds East along the North line of said NW 1/4 of the SW 1/4, a distance of 421.05 feet to the point of beginning; thence continue same course, a distance of 696.75 feet; thence run South 27 degrees 54 minutes 15 seconds West, a distance of 975.48 feet; thence run Northwesterly along a curve to the right (having a delta angle of 18 degrees 00 minutes 00 seconds, and a radius of 421.07 feet) a distance of 132.38 feet; thence run North 50 degrees 45 minutes 30 seconds West, a distance of 278.00 feet to the P.C. of a curve to the left, (having a delta angle of 21 degrees 06 minutes 00 seconds and a radius of 272.92 feet); thence run Northwesterly along the arc of said curve, a distance of 100.51 feet; thence run North 17 degrees 33 minutes 35 seconds East, a distance of 585.64 feet to the point of beginning. Said property lying and being all in Section 28, Township 21 South, Range 1 West, Shelby County, Alabama.

Also conveyed hereby is a 1/31% interest in that certain private roadway which adjoins the property and which is more particularly described as follows: Description of three 60-foot wide (30-feet on each side of the center line) roads for Dobbin property:


DESCRIPTION 1: Centerline being described as follows: From the Northwest corner of the NE 1/4 of the SE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, run in a Southerly direction along the West line of said 1/4 - 1/4 Section for a distance of 741.00 feet to the point of beginning; thence turn an angle to the left of 76 degrees 44 minutes 43 seconds and run in a Southeasterly direction for a distance of 101.08 feet to a point of cure, said curve being concave in a Northerly direction and having a radius of 174.46 feet and a central angle of 43 degrees 43 minutes 32 seconds; thence turn an angle to the left and run along the arc of said curve for a distance of 133.14 feet to the end of said curve; thence turn an angle to the left and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 308.00 feet to a point of a second curve, said second curve being concave in a Southeasterly direction and having a radius of 245.76 feet and a central angle of 23 degrees 00 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 98.66 feet to the end of said curve; thence turn an angle to the right and run in a Northeasterly direction along a line tangent to the end of said curve for a distance of 345.00 feet to a point of a third curve, said third curve being concave in a Southerly direction and having a radius of 235.23 feet and a central angle of 24 degrees 00 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 98.53 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 48.00 feet to a point of a fourth curve, said fourth curve being concave in a Northerly direction and having a radius of 263.36 feet and a central angle of 21 degrees 30 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 98.83 feet to the end of said curve; thence turn an angle to the left and run in an Easterly direction along a line tangent to the end of said curve for a distance of 301.00 feet to a point of curve, said curve being concave in a Southwesterly direction and having a radius of 242.92 feet and a central angle of 44 degrees 45 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 189.73 feet to the end of said curve; thence turn an angle to the right and run along a line tangent to the end of said curve in a Southeasterly direction for a distance of 278.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 451.07 feet and a central angle of 25 degrees 00 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 196.82 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 210.00 feet to a point of curve, said curve being concave in a Southwesterly direction and having a radius of 181.83 feet and a central angle of 30 degrees 45 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 97.59 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along the line tangent to the end of said curve for a distance of 31.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 171.81 feet and a central angle of 38 degrees 30 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 115.45 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 245.00 feet; thence turn an angle to the right of 83 degrees 30 minutes and run in a Southerly direction for a distance of 42.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 155.03 feet and a central angle of 35 degrees 45 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 96.73 feet to the end of said curve; thence turn an angel to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 680.34 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 166.75 feet and a central angle of 33 degrees 23 minutes ; thence turn an angle to the left and run along the arc of said curve for a distance of 97.16 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 490.17 feet to a point of curve, said curve being concave in a Northerly direction and having a radius of 130.80 feet and a central angle of 18 degrees 36 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 42.46 feet to the end of said curve; thence turn an angle to the left and run in an easterly direction along a line tangent to the end of said curve for a distance of 50.99 feet to a 50-foot radius point being the center of a curve, said 50-foot radius point or center of circle also being the ending point. The road easement above described also extends 50 feet in all directions from said center of circle of 50-foot radius point.



20160524000177860 2/4 \$74.00
Shelby Cnty Judge of Probate, AL
05/24/2016 03:42:58 PM FILED/CERT

DESCRIPTION 2: Centerline being described as follows: From the Northeast corner of the SE 1/4 of NE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, run in a Southerly direction along the East line of said 1/4- 1/4 Section for a distance of 65.00 feet to the point of beginning; thence turn an angle to the right of 80 degrees 00 minutes and run in a Southwesterly direction for a distance of 71.00 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 175 feet and have a central angle of 23 degrees 10 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 70.76 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 424.13 feet to a point of a second curve, said second curve being concave in a Southeasterly direction and having a radius of 184.99 feet and a central angle of 30 degrees 15 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 97.67 feet to the end of said curve; thence turn an angle to the left and run in a Southwesterly direction along a line tangent to the end of said curve for a distance of 415.00 feet to a point of a third curve, said third curve being concave in an Easterly direction and having a radius of 241.84 feet and having a central angle of 32 degrees 17 minute 08 seconds; thence turn an angle to the left and run along the arc of said curve for a distance of 136.27 feet to the end of said curve; thence turn an angle to the left and run in a Southerly direction along the line tangent to the end of said curve for a distance of 95.62 feet to a point of a fourth curve, said fourth curve being concave in a Northeasterly direction and having a radius of 191.57 feet and a central angle of 34 degrees 46 minutes 52 seconds; thence turn an angle to the left and run along the arc of said curve for a distance of 116.29 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 183.69 feet to a point of a fifth curve, said fifth curve being concave in a Southwesterly direction and having a radius of 378.09 feet and a central angle of 15 degrees 04 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 99.42 feet to the end of said curve; thence turn an angle to the right and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 131.00 feet to a point of the sixth curve, said sixth curve being concave in a Northeasterly direction and having a radius of 262.32 feet and a central angle of 21 degrees 35 minutes; thence turn an angle to the left and run along the arc of said curve for a distance of 98.81 feet to the end of said curve; thence turn an angle to the left and run in a Southeasterly direction along a line tangent to the end of said curve for a distance of 608.00 feet to the point of ending.

DESCRIPTION 3: Centerline being described as follows: Beginning at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, run in a Southerly direction along the East line of said 1/4 -1/4 Section for a distance of 65.00 feet; thence turn an angle to the right of 80 degrees 00 minutes and run in a Southwesterly direction for a distance of 106.87 feet; thence turn an angle to the left of 23 degrees 10 minutes and run in a Southwesterly direction for a distance of 378.68 feet to the point of beginning; thence turn an angle to the right of 73 degrees 45 minutes and run in a Northwesterly direction for a distance of 472.00 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 418.30 feet and a central angle of 19 degrees 00 minutes; thence turn an angle to the right and run along the arc of said curve for a distance of 138.71 feet; thence turn an angle to the right and run in a Northwesterly direction along a line tangent to the end of said curve for a distance of 132 feet, more or less, to an intersection with the South right of way line of Alabama Highway #70, being the point of ending.


20160524000177860 3/4 \$74.00
Shelby Cnty Judge of Probate, AL
05/24/2016 03:42:58 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 Renea Robertson Joseph
Mailing Address 834 Crestwood Drive
Covington, LA 70433

Grantee's Name Jefferson M. Jones & Kathryn Jones
Mailing Address 615 Dusty Hollow Road
Columbiana, AL 35051

Property Address Dusty Hollow Road, Columbiana, AL

Date of Sale 5/23/16

Total Purchase Price \$ 51,000.00

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

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 5/19/16


Sign Renea Robertson Joseph
(Grantor/Grantee/Owner/Agent) circle one - Renea Robertson Joseph

Print Renea Robertson Joseph

☐ Unattested

Shien Yu
(Verified by)

Form RT-1


20160524000177860 4/4 \$74.00
Shelby Cnty Judge of Probate, AL
05/24/2016 03:42:58 PM FILED/CERT