

This instrument was prepared by:

**James J. Ransom, III, Esquire
Attorney at Law, LLC
2491 Pelham Parkway
Pelham, Alabama 35124**

Send tax notice to:

**John Shannon Jones
47 Queen Drive
Columbiana, Alabama 35051**

STATUTORY WARRANTY DEED

**STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
SHELBY COUNTY) \$38,390 Value**

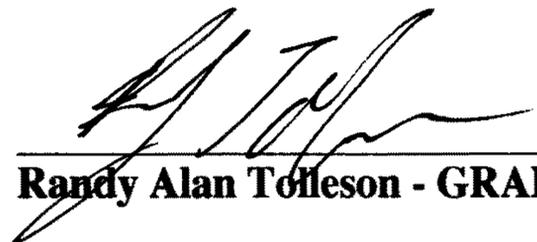
That for and in consideration of Ten Dollars and No/100 (\$10.00), the receipt of which is hereby acknowledged, I, Randy Alan Tolleson, Jr., a married man, (herein referred to as **GRANTOR**), do grant, bargain, sell and convey unto John Shannon Jones, a married man, (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, to wit:

Section 36, Township 20S, Range 02W, commence at the northeast corner of the southeast 1/4 of the southeast 1/4 then south 417.42 feet to the point of beginning. Then continue south 346.94 feet then turn west 417.36 feet, then turn north 342.07 feet, then turn east 417.39 feet to the point of beginning, containing 3.3 acres, more or less.

This Deed was prepared by information obtained by the parties. No Title Search or Survey has been performed.

And subject to the foregoing, **GRANTOR** will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of all persons owning, holding or claiming by, through or under **GRANTOR**, which claims are based upon matters occurring subsequent to **GRANTOR'S** acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said **GRANTOR** have hereunto set their hands and seals this the 5th day of December, 2016.



Randy Alan Tolleson - GRANTOR (SEAL)

Shelby County, AL 12/08/2016
State of Alabama
Deed Tax: \$38.50


20161208000447770 1/3 \$59.50
Shelby Cnty Judge of Probate, AL
12/08/2016 08:23:02 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randy Alan Tolleson**, a married man, whose name **is** signed to the foregoing instrument, 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 the 5th day of December, 2016.

Stephen Beane

NOTARY PUBLIC

My Commission Expires: _____



20161208000447770 2/3 \$59.50
Shelby Cnty Judge of Probate, AL
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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 Randy Alan Tolleson
Mailing Address 255 Country Dr
Columbiana AL 35051

Grantee's Name John Shannon Jones
Mailing Address 47 Queen Dr
Columbiana AL 35051

Property Address No Address

Date of Sale 12/5/14
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 38,390.

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 Appraisal
 Sales Contract Other
 Closing Statement

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 12/8/16

Print John Shannon Jones

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

