


This Instrument Prepared By:
R. F. (Ben) Stewart III
Dempsey, Steed, Stewart, Ritchey & Gaché, LLP
1401 Providence Park, Suite 250
Birmingham, Alabama 35242

Tax Notice To Be Sent To:
Edward Craig Jones, Barry M. Jones &
Lisa L. Morris, Tenants-in-Common
2329 Monroe Drive
Irondale, Alabama 35210

STATE OF ALABAMA)
SHELBY COUNTY)


20161219000462520 1/3 \$96.00
Shelby Cnty Judge of Probate, AL
12/19/2016 01:02:33 PM FILED/CERT

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned, **EDWARD CRAIG JONES, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROY EDWARD JONES, JEFFERSON COUNTY PROBATE CASE NO. 2016-228138** (hereinafter collectively referred to as the "Grantor"), in hand paid by **EDWARD CRAIG JONES, BARRY M. JONES AND LISA L. MORRIS, AS TENANTS-IN-COMMON** (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantee all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NE ¼ of the SE ¼, Sec. 13, T-20-S, R-1-W, thence run North, along the East line of said Sec. 13, a distance of 416.24 feet, to the Southwest right-of-way line of Shelby County Hwy. No. 49; thence turn a deflection angle of 28 deg. 19 min. to the left and run along said r/w line a distance of 501.32 feet, to the point of beginning; thence continue in the same direction along said Hwy. R/W a distance of 200.00 feet, to the South margin of a gravel drive, thence turn a deflection angle of 60 deg. 03 min. to the left, and run a distance of 572.35 feet, to the East margin of a gravel drive, thence turn a deflection angle of 101 deg. 56 min. to the left and run along the East margin of said gravel drive, a distance of 200.00 feet; thence turn a deflection angle of 80 deg. 05 min. 56 sec. to the left and run a distance of 631.24 feet, to the point of beginning. Situated in the NE ¼ of the SE ¼, Sec. 13, T-20-S, R-1-W, Shelby County, Alabama.

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

NOTE: This warranty deed has been prepared without the benefit of a current survey, title examination or title binder and all instructions contained herein have been provided by the Grantor.

TO HAVE AND TO HOLD unto the said GRANTEE, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

The Grantor does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

Shelby County, AL 12/19/2016
State of Alabama
Deed Tax: \$74.00

IN WITNESS WHEREOF, the said Grantor has hereto set its hand and seal on this the 29 day of NOVEMBER, 2016.

Craig Jones Personal Representative

Craig Edward Jones, Personal Representative
of the Estate of Roy Edward Jones, Jefferson County
Probate Case No. 2016-228-138, Grantor

STATE OF ALABAMA)
JEFFERSON COUNTY)

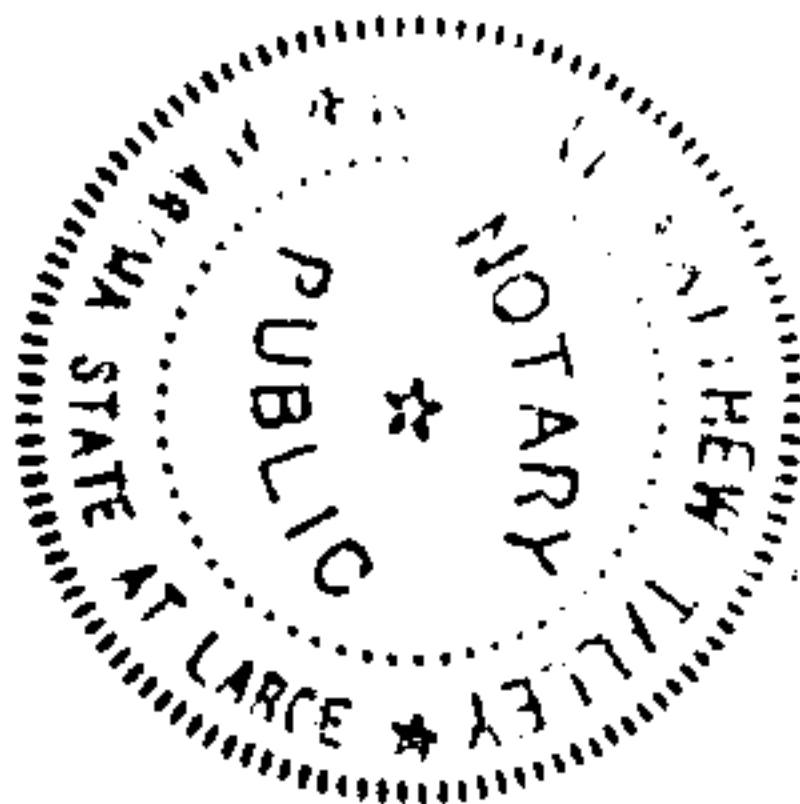
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Craig Edward Jones, in his capacity as Personal Representative of the Estate of Roy Edward Jones**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in his capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 29 day of November, 2016.

R. Matthew Tilley

NOTARY PUBLIC

My Commission Expires: **My Commission Expires**
January 10, 2017



20161219000462520 2/3 \$96.00
Shelby Cnty Judge of Probate, AL
12/19/2016 01:02:33 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 Edward Craig Jones, PR of the
Mailing Address Estate of of Roy Edward Jones
3966 Wall Street
Birmingham, AL 35243

Grantee's Name Edward Craig Jones, Billy M. Jones &
Mailing Address Lisa L. Morris, Tenants in Common
2329 Monroe Drive
Irondale, AL 35210

Property Address Parcel ID: 15 6 13 0 000 009.002

Date of Sale

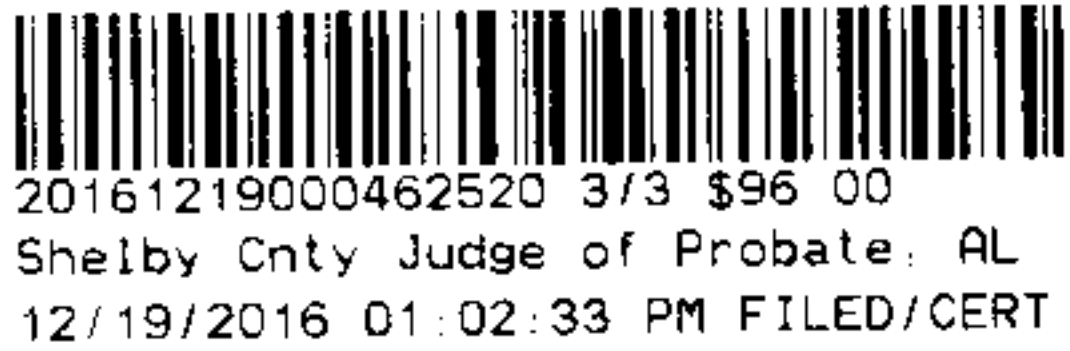
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 73,980



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 Tax Assessor's Records

☐ 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 _____

Print EDWARD CRAIG JONES

Unattested _____

Sign Edward Craig Jones, Personal Representative
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1